



FOR SALE
PHIL HALL
ESTATE AGENTS
01323 409205
www.philhallestateagents.co.uk

135 St. Philips Avenue
Eastbourne, BN22 8NB

£325,000



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Phil Hall Estate Agents welcomes to the market this charming family home nestled in a highly convenient and desirable part of Eastbourne. This attractive three-bedroom semi-detached house on St Philips Avenue presents a wonderful opportunity for those seeking a well-maintained home with both character and modern comfort. Located within easy reach of Eastbourne's beautiful seafront, the vibrant town centre, local schools, and parks, the property combines practicality with a welcoming homely atmosphere.

From the moment you step through the front door, the sense of warmth and care is evident. The entrance hall offers a pleasant first impression with a sense of space and light, and provides access to the ground floor accommodation, along with a staircase leading to the first floor.

To the front of the property, the living room is a bright and comfortable space featuring a large bay window that fills the room with natural light. Adjacent to this is a separate dining room, ideal for family meals and entertaining guests, with views over the garden and potential for seamless connection to the kitchen if desired.

The kitchen is modern and thoughtfully designed, fitted with a range of wall-mounted and base units offering ample storage and workspace. It comes complete with a built-in oven and hob, integrated fridge and freezer, slimline dishwasher, and washing machine. There is excellent scope to knock through to the dining room, transforming the space into an open-plan kitchen/dining area that would perfectly suit contemporary living while providing direct access and views to the rear garden.

The ground floor also benefits from a cloakroom—an often-overlooked but highly practical feature for families and guests alike.

Upstairs, the home continues to impress with three well-sized bedrooms, each offering comfortable accommodation, whilst the family bathroom has been stylishly updated with a modern suite including a panel-enclosed bath, sleek wash hand basin, and wc.





LOCATION, LOCATION, LOCATION

St Philips Avenue is ideally situated in a well-established and highly convenient area of Eastbourne. Residents benefit from easy access to the town centre, Eastbourne's picturesque seafront, and a range of well-regarded local schools and parks. The location also offers excellent transport links, with nearby bus routes and Eastbourne mainline railway station providing direct services to London, Brighton, and surrounding areas. For those commuting by car, the property is well-positioned for access to major roads including the A22 and A27, making travel in and out of Eastbourne both quick and convenient. Whether you're heading into town or exploring the beautiful East Sussex countryside, this location offers the perfect balance of connectivity and coastal charm.

Entrance Hall

Ground Floor Cloakroom
4'08 x 2'10 (1.42m x 0.86m)

Living Room
15'02 into bay x 11'09 max (4.62m into bay x 3.58m max)

Dining Room
10'10 x 10'07 (3.30m x 3.23m)

Kitchen
10'01 x 6'07 (3.07m x 2.01m)

First Floor Landing

Bedroom One
13'11 x 10'02 max (4.24m x 3.10m max)

Bedroom Two
11'10 x 10'08 (3.61m x 3.25m)

Bedroom Three
10'10 x 7'06 (3.30m x 2.29m)

Bathroom
5'07 x 5'07 (1.70m x 1.70m)

Outside

Externally, the property offers just as much appeal. To the front, a brick-blocked driveway provides convenient off-road parking, while a neat garden area with flower and shrub displays adds a splash of colour and kerb appeal. Gated side access leads to the rear garden—a real highlight of this home. Fully enclosed and well-maintained, the garden features a spacious patio area perfect for outdoor dining or relaxing, an area of lawn ideal for children or pets to enjoy, and a charming vegetable patch for those with green fingers. A brick-built storage shed offers additional practicality and storage space.

This property is not only move-in ready but also brimming with potential. Whether you're a growing family, a couple seeking space, or simply looking to put down roots in a well-connected and established neighbourhood, this home offers a wonderful blend of charm, space, and convenience.



Floor Plan



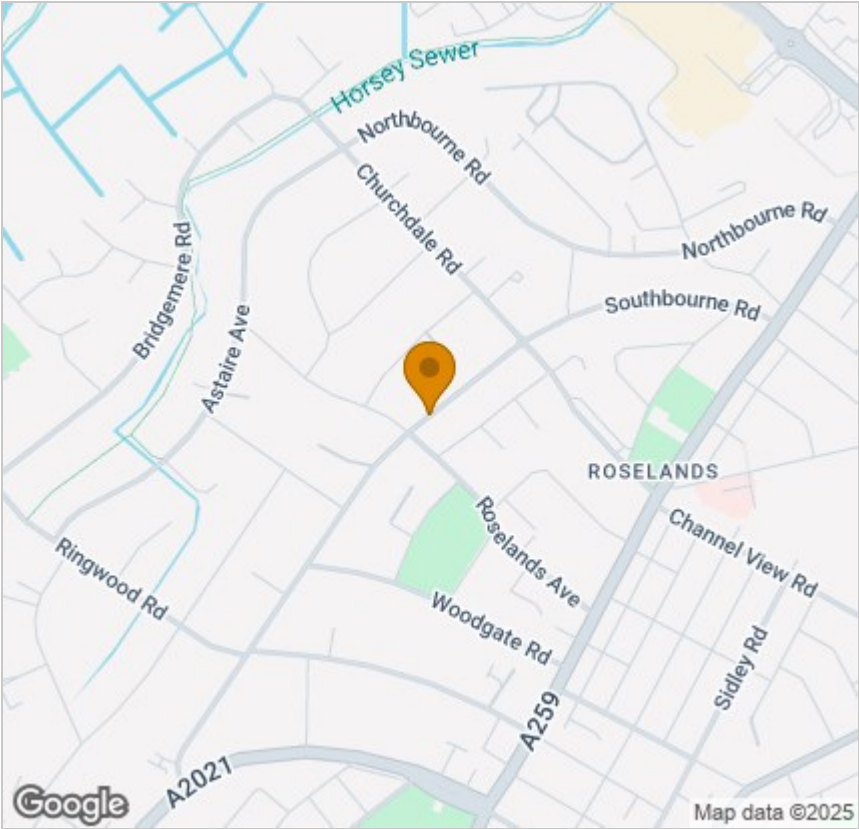
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

