



11 Timberley Road
Eastbourne, BN22 0AX

£270,000



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Phil Hall Estate Agents welcomes to the market the terraced family home situated in a well-established and sought-after residential location. This three-bedroom property on Timberley Road presents an exciting opportunity for families, first-time buyers, or investors looking to personalise and modernise a property. With a generous layout, good-sized gardens, and excellent access to local schools, shops, transport links, and amenities, this property offers both convenience and future potential.

Upon entering the home, a welcoming entrance hall provides access to the main reception area and staircase leading to the first-floor landing. The hallway offers a perfect space for hanging coats and storing shoes, making the most of the space.

The main living space is a standout feature, offering a spacious through living and dining room that benefits from a dual aspect. A large double-glazed window to the front bathes the room in natural light, while to the rear, a double-glazed door opens directly onto the garden. This expansive reception space is ideal for both relaxing and entertaining, providing defined areas for both lounge and dining furniture, yet maintaining a natural flow throughout.

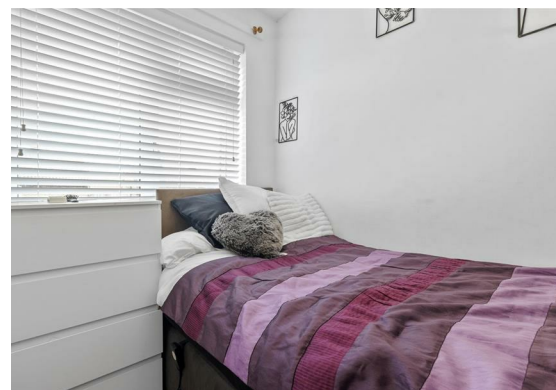
Adjoining the dining area is the kitchen, currently fitted with a range of units and worktops. While fully functional and clean, the kitchen would benefit from modernisation, offering the perfect opportunity to create a contemporary cooking space tailored to your needs. There is also potential to reconfigure or extend the kitchen (subject to permissions) to create an open-plan kitchen/diner, a popular layout for modern family living.

Rising to the first floor, the landing leads to three bedrooms and the family bathroom. Bedroom one and two are both generous sized doubles, completing the upstairs accommodation is the family bathroom, like the kitchen, while clean and functional, the bathroom would benefit from updating, providing an opportunity to create a stylish, modern suite.





LOCATION, LOCATION, LOCATION
 Timberley Road enjoys an excellent location within Eastbourne, being within easy walking distance of several well-regarded local schools, making it highly appealing to families. A variety of local shops, supermarkets, and other amenities are close by, along with regular bus services providing easy access to Eastbourne town centre and train station. The area also offers nearby parks and recreational facilities, ideal for outdoor activities.



For those commuting further afield, good road links connect easily to the A22 and A27, offering convenient routes to Brighton, Lewes, and beyond.

Entrance Hall

Living Room/Dining Room
 22'06 x 10'10 max (6.86m x 3.30m max)

Kitchen
 9'07 x 7'02 (2.92m x 2.18m)

First Floor Landing

Bedroom One
 12'03 x 10'07 (3.73m x 3.23m)

Bedroom Two
 10'07 x 9'11 (3.23m x 3.02m)

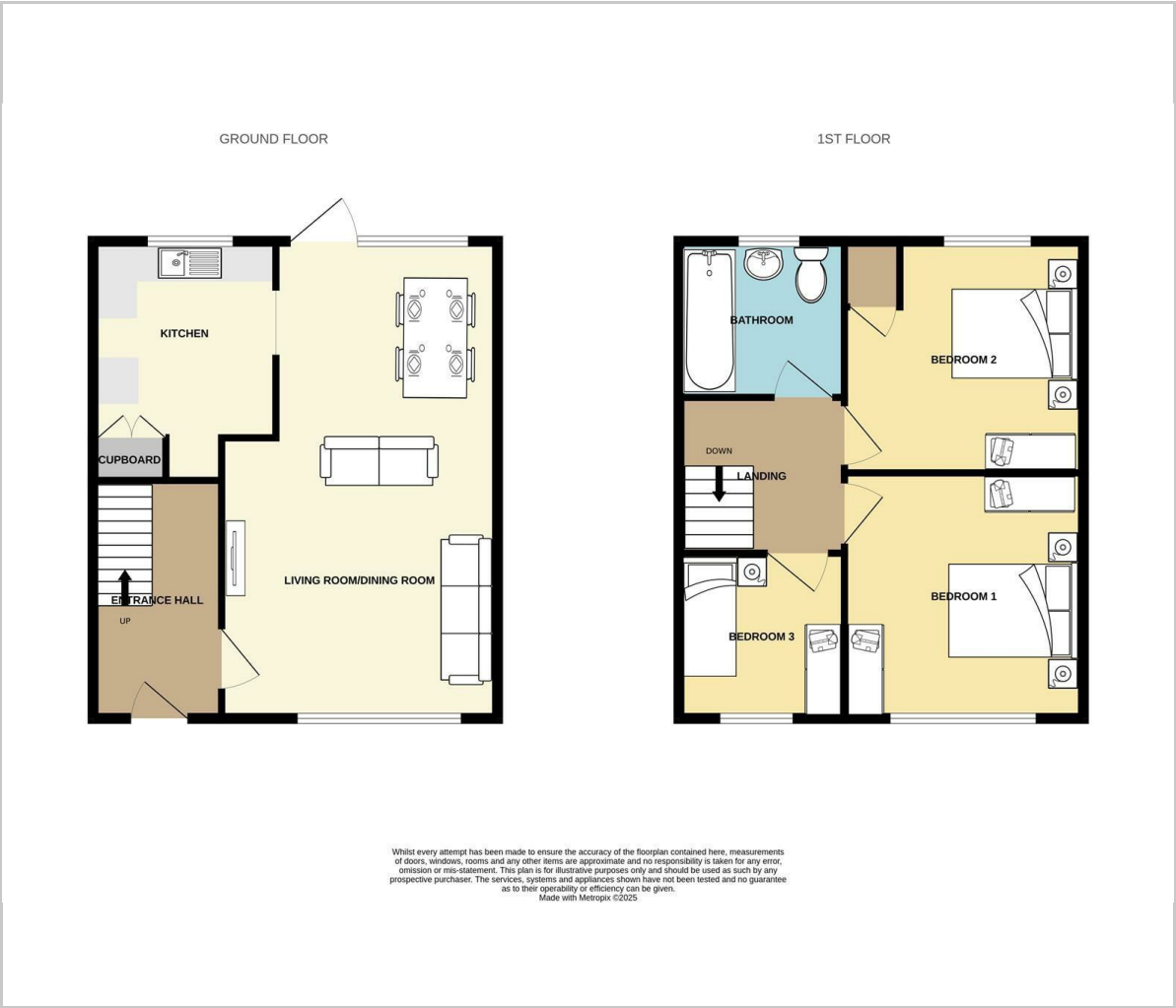
Bedroom Three
 7'00 x 5'10 (2.13m x 1.78m)

Bathroom
 5'09 x 5'05 (1.75m x 1.65m)

Outside
 To the front of the property, the garden is mainly laid to lawn, offering the potential to create a driveway, subject to the necessary consents. The rear garden is fully enclosed, featuring a paved patio area immediately adjoining the property, which leads onto a level lawn — ideal for outdoor entertaining or family use. At the end of the garden, a gate provides access to off-road parking for two vehicles. Should a driveway be added to the front, there would be an opportunity to reconfigure and extend the rear garden, increasing its size and making even better use of the outdoor space.



Floor Plan



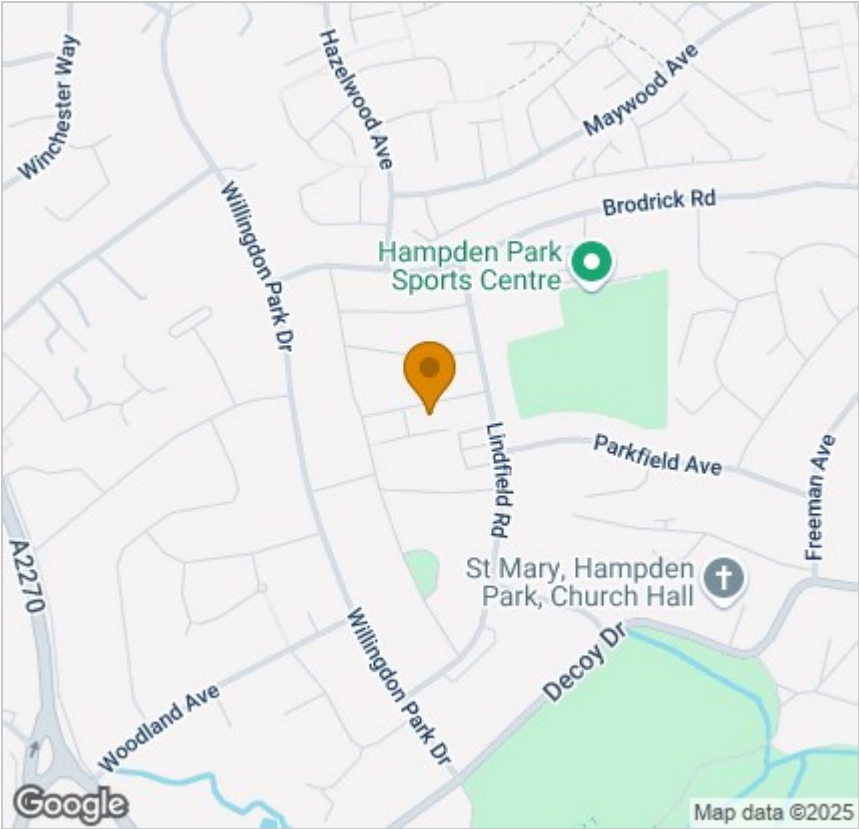
Viewing

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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Area Map



Energy Efficiency Graph

