



4 Middleton Drive  
Eastbourne, BN23 6HD  
**Guide price £300,000**



## 4 Middleton Drive

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Phil Hall Estate Agents are delighted to present this exciting opportunity to acquire a two-bedroom detached bungalow in the heart of Eastbourne, just a short stroll from the seafront, offering immense potential for modernisation and personalisation. Nestled in a quiet and sought-after residential area just moments from the picturesque Eastbourne seafront, this two-bedroom detached bungalow presents an exciting opportunity for anyone looking to create their ideal home in a prime coastal location. Whether you're a downsizer, a retiree seeking tranquillity, or a buyer wanting a project to modernise and personalise, this property offers a wonderful canvas to work with.

Upon entering the bungalow, you are welcomed into a spacious L-shaped entrance hall that provides a natural flow to the rest of the home. The layout is both practical and versatile, ideal for those seeking single-level living.

To the front of the property lies a generously sized living and dining room, bathed in natural light from a large double-glazed window. A central feature fireplace adds warmth and character, making this an inviting space for relaxation or entertaining guests.

The kitchen, located at the rear, is functional and well-maintained but presents an excellent opportunity for updating. Overlooking the rear garden, it benefits from a pleasant aspect and access to a rear lean-to, which could be adapted for additional storage or utility space.

The bungalow offers two spacious double bedrooms. Bedroom one enjoys a quiet rear aspect with views over the garden, while bedroom two is front-facing and equally well-proportioned—ideal for guests, family, or even a home office.

The family bathroom, though tidy, is also ready for modernisation. It currently features a panel-enclosed bath, wash hand basin, and WC.

Offered to the market with no onward chain, this property represents a rare opportunity to acquire a well-located bungalow with enormous potential.







Guide Price £300,000 to £315,000

#### LOCATION, LOCATION, LOCATION

Positioned on Middleton Drive, this home enjoys close proximity to a wide range of local amenities. The Sovereign Centre, Eastbourne's popular leisure and swimming complex, is just a short stroll away, while nearby shops, supermarkets, and cafés add to the convenience of everyday living. With excellent public transport links and easy access to the main routes through Eastbourne, it's a perfectly situated spot for those who value connectivity without compromising on peace and privacy.

#### Entrance Hall

#### Living Room/Dining Room

18'00 x 11'11 (5.49m x 3.63m)

#### Kitchen

10'04 x 7'04 (3.15m x 2.24m)

#### Lean to

5'11 x 4'11 (1.80m x 1.50m)

#### Bedroom One

11'11 x 11'07 (3.63m x 3.53m)

#### Bedroom Two

10'10 x 10'04 (3.30m x 3.15m)

#### Bathroom

8'05 x 5'05 (2.57m x 1.65m)

#### Outside

To the front, the garden is primarily laid to shingle, offering low-maintenance curb appeal. A long private driveway runs along the side of the property, providing ample off-road parking for multiple vehicles and leading to a detached single garage, perfect for storage or workshop use.

The rear garden is a standout feature—fully enclosed and enjoying a sunny orientation. It comprises a raised wooden decked area, perfect for outdoor dining or lounging, a manageable lawn area, and a side access gate back to the driveway. With a little care and creativity, this garden could be transformed into a delightful outdoor haven.

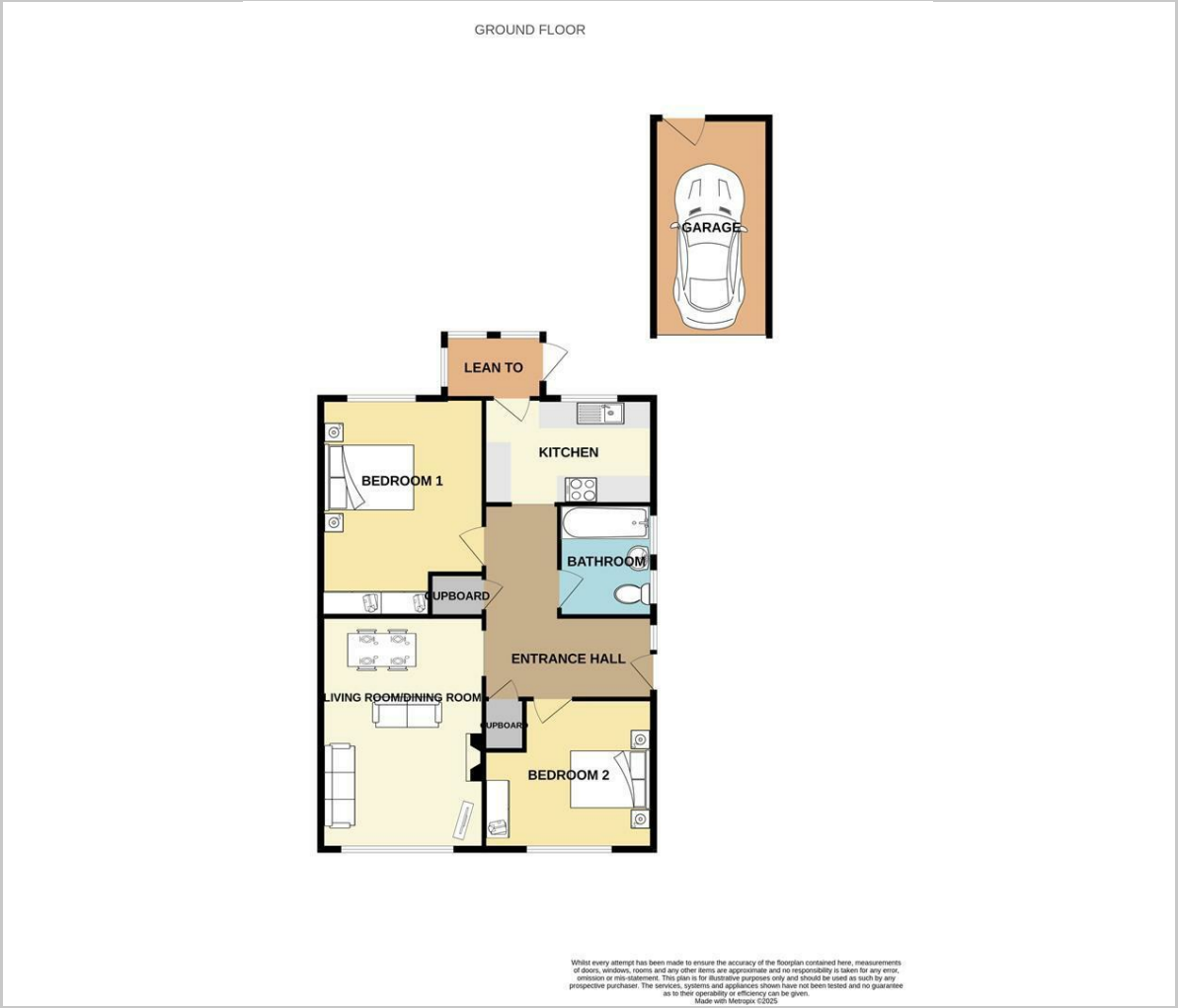
#### Garage

17'03 x 8'04 (5.26m x 2.54m)





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

