



2 Downs Avenue
Eastbourne, BN20 8TL

£395,000



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Phil Hall Estate Agents welcomes to the market this well-presented family home situated in the heart of the highly sought-after Old Town area of Eastbourne. This three-bedroom detached home on Downs Avenue offers a rare blend of character, convenience, and untapped potential. Set on a generous plot, this property is ideal for families seeking to settle in one of Eastbourne's most desirable residential locations, known for its community atmosphere, excellent schooling options, and close proximity to everyday amenities.

Upon entering the property, you're welcomed into a bright and inviting entrance hallway that sets the tone for the rest of the home. Immediately to your right is a generous living room, bathed in natural light thanks to a large double-glazed bay window overlooking the front garden. This space is perfect for relaxing or entertaining and offers scope to add contemporary finishes while preserving its homely feel.

Toward the rear of the ground floor is a separate kitchen fitted with a range of traditional wall and base units, providing ample storage and workspace. There's space for a freestanding washing machine, fridge freezer, and a range-style oven complete with extractor hood—ideal for keen cooks or busy family life.

Connected to the kitchen is the dining room, which overlooks the rear garden and provides direct access to the outdoor space. This layout works well in its current form but also presents excellent development potential. Subject to planning permission, these two rooms could be knocked through to form a large, open-plan kitchen/dining/family room, and even extended further to the rear—creating a modern living space ideal for today's lifestyle.

Upstairs, the property offers three well-proportioned bedrooms—each with ample space for beds and storage. These rooms are ideal for children, guests, or working from home, depending on your needs. The family bathroom is located on this level and fitted in a three piece white suite.





LOCATION, LOCATION, LOCATION
Downs Avenue enjoys a peaceful, residential setting while being within easy reach of everything a family might need. Highly regarded primary and secondary schools are nearby, making school runs effortless. Local independent shops, cafes, and everyday essentials are all within walking distance, and excellent public transport links connect you swiftly to the town centre, seafront, and Eastbourne's mainline railway station. It's a location that balances tranquillity with practicality.

Entrance Hall

Living Room

13'09 into bay x 11'02 max (4.19m into bay x 3.40m max)

Dining Room

9'10 x 9'09 (3.00m x 2.97m)

Kitchen

12'04 x 7'00 (3.76m x 2.13m)

First Floor Landing

Bedroom One

13'11 into bay x 10'01 max (4.24m into bay x 3.07m max)

Bedroom Two

11'04 max x 9'10 (3.45m max x 3.00m)

Bedroom Three

8'05 x 6'08 max (2.57m x 2.03m max)

Bathroom

6'06 x 5'04 (1.98m x 1.63m)

Outside

To the front of the property is a private driveway leading to a single garage, offering secure off-road parking or valuable additional storage. A neat lawned garden area enhances the home's curb appeal, while a gated side path offers convenient access to the rear.

The rear garden is a standout feature—generously sized, fully enclosed, and full of potential. A few steps down from the dining room lead to a large lawned area, offering a blank canvas for landscaping, entertaining space, or further extension. Whether you envision a tranquil garden retreat, a play area for children, or an outdoor kitchen and entertaining space, the garden can be tailored to your lifestyle.

Garage

23'10 x 11'00 (7.26m x 3.35m)



Floor Plan



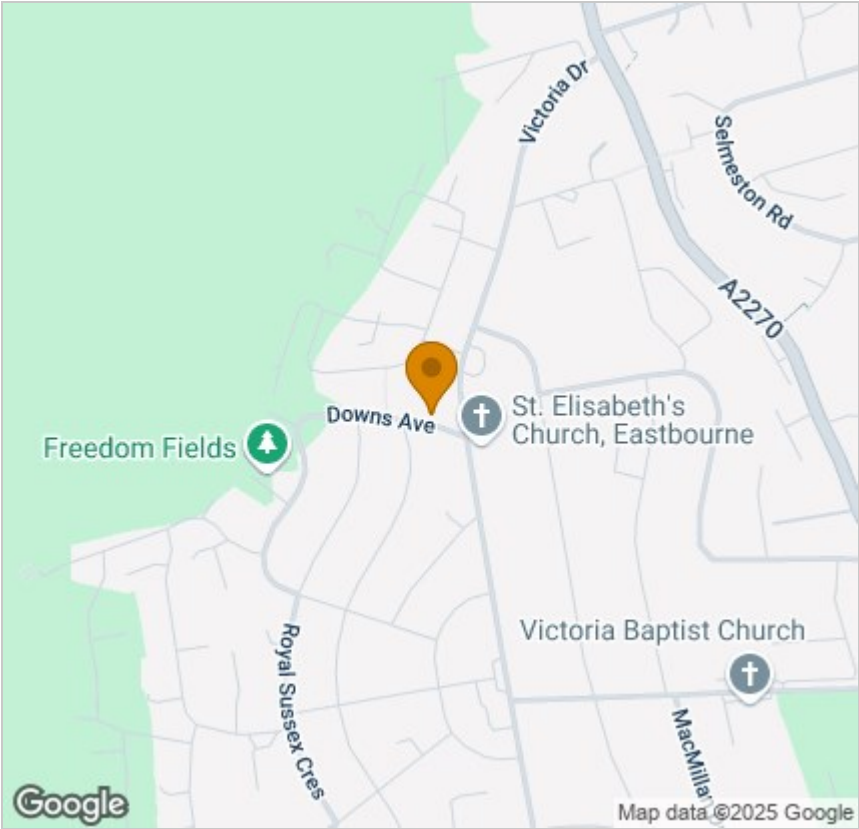
Viewing

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

