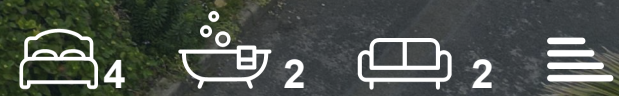


2 Gardner Close
Eastbourne, BN23 6DQ
Guide price £350,000



2 Gardner Close

Eastbourne, BN23 6DQ

Phil Hall Estate Agents welcomes to the market Gardner Close, Eastbourne. Situated in a prime and sought-after location in Eastbourne, this versatile four-bedroom detached home presents an exceptional opportunity for families, multi-generational households, or anyone seeking flexible accommodation close to the coast. Just a short walk from Eastbourne's beautiful seafront, local schools, shops, parks, and public transport links, this property combines convenience, space, and potential in one of the town's most desirable neighbourhoods.

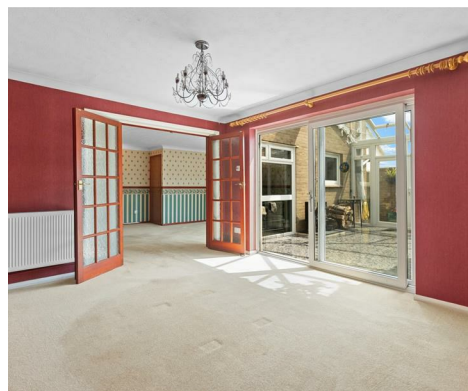
Upon arrival, a small, enclosed front porch opens into the entrance hall, setting the tone for the well-planned layout throughout.

A spacious living room provides an ideal family hub, filled with natural light and featuring a useful under stairs storage cupboard. Flowing from the living room is a separate dining room, perfect for entertaining or family meals, which further opens into a charming conservatory. This room enjoys year-round use, warmed by a log-burning stove, and offers delightful views over the private rear garden.

A standout feature of the ground floor is the versatile fourth bedroom, accessed from the dining room. This room includes fitted wardrobes and its own modern ensuite shower room with a large walk-in shower, close-coupled WC, and wash basin. Whether used as an elderly relative's room, teenager's private space, or home office with ensuite, it adds significant flexibility to the home.

The kitchen is functional and fitted with a range of wall and base units, laminate work surfaces, and space for freestanding appliances. While the kitchen is currently in a clean and usable condition, it provides the perfect blank canvas for modernisation to suit personal taste.

Upstairs, the property features three additional bedrooms, each offering comfortable accommodation with plenty of potential for personalisation. The shower room has been fitted with contemporary fixtures, and is complemented by a separate cloakroom.





Guide Price £350,000 to £375,000

LOCATION, LOCATION, LOCATION

Gardner Close is set within a quiet and sought-after residential area of Eastbourne, popular with families and retirees alike. The property is ideally situated within walking distance to Eastbourne's scenic seafront, local shops, and cafés, offering a relaxed coastal lifestyle. A range of well-regarded primary and secondary schools are nearby, along with excellent public transport links and road access. With its blend of convenience and tranquillity, this location offers the perfect balance for everyday living.

Entrance Porch

6'00 x 4'04 (1.83m x 1.32m)

Entrance Hall

11'05 x 6'02 (3.48m x 1.88m)

Living Room

18'02 x 13'09 (5.54m x 4.19m)

Dining Room

14'00 11'02 (4.27m 3.40m)

Conservatory

14'09 x 10'05 (4.50m x 3.18m)

Kitchen

10'08 x 7'04 (3.25m x 2.24m)

Ground Floor Bedroom Four

11'02 x 9'01 (3.40m x 2.77m)

Ensuite Shower Room

10'09 max x 5'02 (3.28m max x 1.57m)

First Floor Landing

Bedroom One

11'02 x 10'00 (3.40m x 3.05m)

Bedroom Two

10'08 x 6'09 (3.25m x 2.06m)

Bedroom Three

9'09 x 5'10 (2.97m x 1.78m)

Shower Room

7'07 x 5'01 (2.31m x 1.55m)

Cloakroom

6'09 x 2'08 (2.06m x 0.81m)

Outside

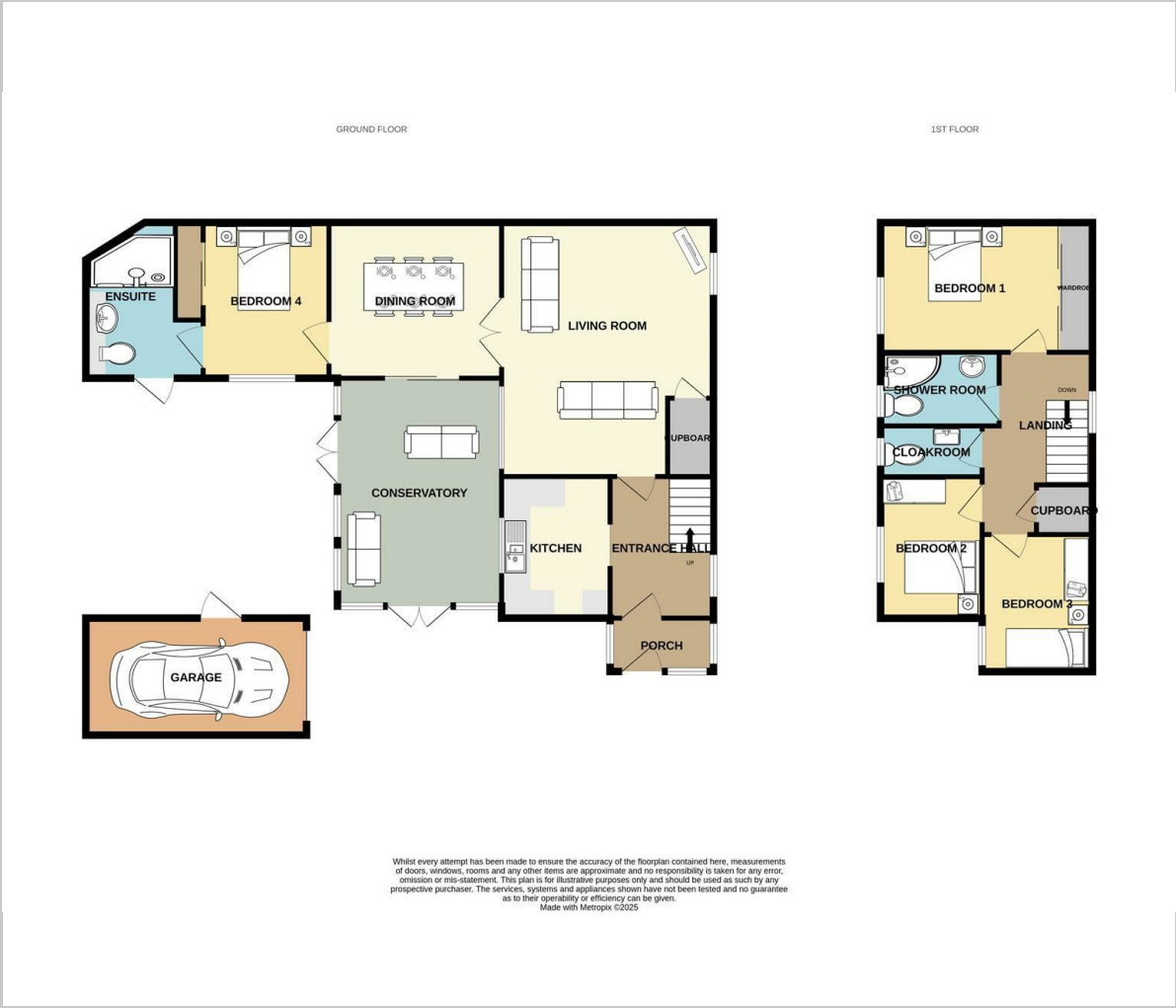
There is a driveway providing off road parking for one vehicle leading to a single garage.

The rear garden is designed for easy maintenance, being predominantly laid to patio, making it perfect for outdoor dining, relaxing, or entertaining. Well-established shrub borders bring structure and colour to the space, while a feature raised fish pond adds character and a sense of tranquillity. A greenhouse is also included, ideal for gardening enthusiasts.

The garden benefits from side access—providing ease of entry without going through the house—as well as a rear access door to the garage, increasing overall practicality and usability of the outdoor space.



Floor Plan



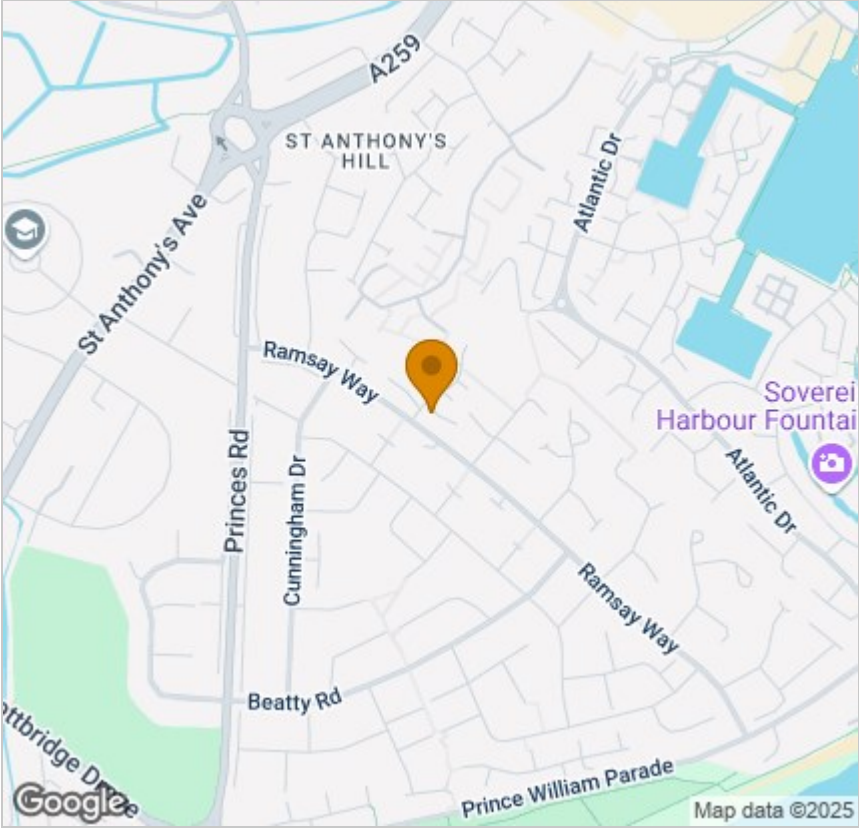
Viewing

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

Area Map



Energy Efficiency Graph

