



21 Badlesmere Road  
Eastbourne, BN22 8TL  
£260,000

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## 21 Badlesmere Road

Eastbourne, BN22 8TL

Phil Hall Estate Agents welcomes to the market this well-presented property nestled in a quiet and well-established residential area. This charming two-bedroom semi-detached home on Badlesmere Road has been freshly painted throughout and benefits from brand new flooring, offering a move-in-ready experience with a clean, modern feel. Thoughtfully maintained and updated by its current owners, the property is an excellent opportunity for first-time buyers, small families, or those looking to downsize without compromising on comfort or space.

Stepping into the bright and freshly decorated entrance hall, you're greeted by a sense of warmth and care, with a built-in storage cupboard ideal for coats and shoes, setting the tone for this immaculately presented home.

The spacious living/dining room, now enhanced by stylish new flooring, spans the width of the home and offers ample room for relaxing, dining, and entertaining. A convenient serving hatch connects to the kitchen, and stairs rise to the first floor. At the rear, a door leads directly into the triple-aspect conservatory, which brings in an abundance of natural light and serves as a peaceful garden room, home office, or playroom. Double glazed doors open to the garden, extending your living space outdoors.

The separate kitchen, situated at the front of the property, is fitted with a range of wall and base units with ample work surface space. A built-in electric oven, four-ring gas hob, and extractor hood are included, with space for a freestanding washing machine and fridge/freezer. With its practical layout and direct serving access to the dining area, the kitchen is functional and well-planned.

The main bedroom, located at the rear, features fitted wardrobes, whilst the second bedroom, positioned at the front, is a comfortable size and perfect for guests, children, or use as a study. The bathroom is fitted with a smart three-piece suite, including a panel-enclosed bath, close-coupled WC, and wash hand basin.







**LOCATION, LOCATION, LOCATION**  
 Situated in a popular and well-established residential area, Badlesmere Road enjoys a convenient location close to a range of local amenities. The property is within easy walking distance of well-regarded local schools, making it ideal for families, and is also well served by nearby bus routes, providing regular links to surrounding areas.

For commuters or those looking to enjoy everything Eastbourne has to offer, the property is just a short drive to Eastbourne town centre, the mainline train station, and the seafront – offering a great balance of suburban peace with access to vibrant town life and coastal charm.

**Entrance Hall**  
 6'06 x 4'10 (1.98m x 1.47m)

**Living Room/Dining Room**  
 14'08 x 12'05 (4.47m x 3.78m)

**Conservatory**  
 12'04 x 8'00 (3.76m x 2.44m)

**Kitchen**  
 9'05 x 8'09 (2.87m x 2.67m)

**First Floor Landing**

**Bedroom One**  
 14'08 x 9'01 (4.47m x 2.77m)

**Bedroom Two**  
 8'09 x 8'02 (2.67m x 2.49m)

**Bathroom**  
 6'01 x 5'04 (1.85m x 1.63m)

**Outside**  
 The front garden is neatly laid to lawn with a path leading to the front door. Gated side access leads to the private rear garden, which is fully enclosed and designed for both relaxation and entertaining. A paved patio directly outside the conservatory is perfect for outdoor seating, with a newly laid lawn and a second patio area at the end of the garden offering sun-filled options throughout the day.

**Garage in Block**  
 The property also benefits from a garage in a nearby block, providing secure parking or valuable additional storage.





Floor Plan



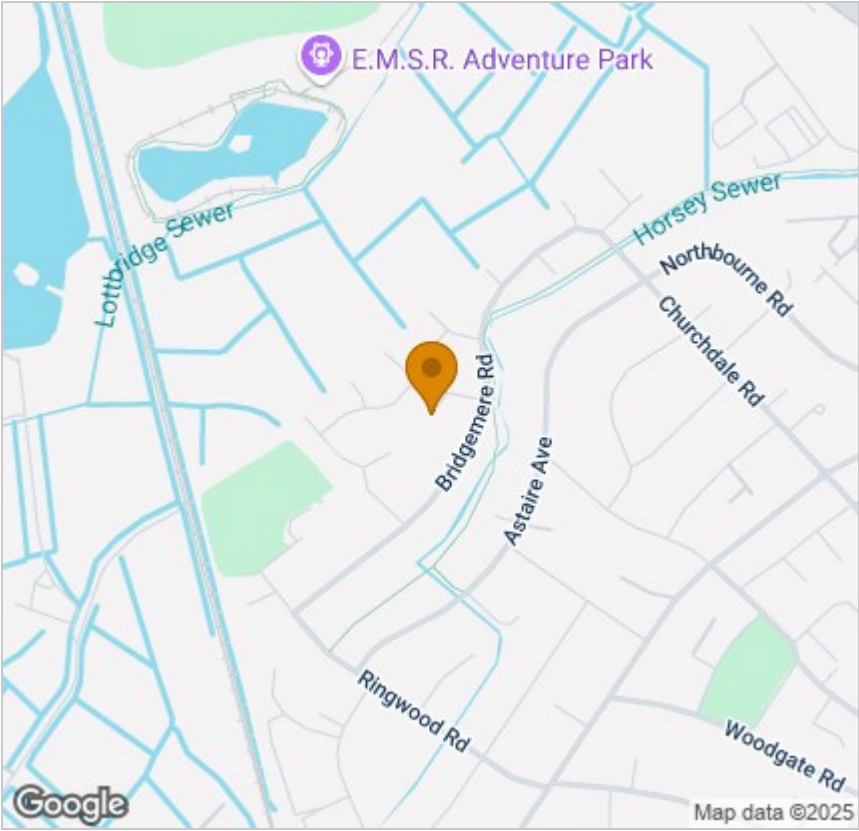
Viewing

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

