



8 Thackeray Close  
Eastbourne, BN23 7TJ

£400,000

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## 8 Thackeray Close

Eastbourne, BN23 7TJ

Phil Hall Estate Agents welcomes to the market this delightful family home nestled within a peaceful cul-de-sac in a sought-after residential area of Eastbourne. This well-presented four bedroom detached house offers a rare combination of space, flexibility, and convenience. With excellent access to local schools, shops, and transport links, it makes an ideal choice for growing families or those seeking a home with versatile living arrangements.

On arrival, a welcoming front porch opens into a bright entrance hall, setting the tone for the home with its practical layout and inviting feel.

The heart of the property is the spacious L-shaped living and dining room. Flooded with natural light, this dual-purpose room is both generous and adaptable, providing ample space for everyday family living as well as entertaining. A feature fireplace creates a natural focal point, while the adjoining conservatory extends the living space further, offering an ideal spot to enjoy the garden outlook year-round.

The kitchen, positioned at the front of the house, is fitted with a comprehensive range of wall-mounted and base units with work surfaces over. There is space for essential appliances including a washing machine, fridge-freezer, and cooker, with the added benefit of direct internal access into the garage – convenient for storage and day-to-day use.

One of the most attractive aspects of this home is the ground floor fourth bedroom. Generous in size and benefitting from an ensuite shower room and direct garden access, it is perfectly suited for a dependent relative, teenager's retreat, or as a dedicated home office/studio. This arrangement brings a unique versatility to the property rarely found in similar homes. A modern cloakroom completes the ground floor.

Stairs rise to the first floor landing, where you will find three further bedrooms, each well-proportioned and light-filled, whilst the family bathroom is finished to a modern three piece suite.





**LOCATION, LOCATION, LOCATION**  
Thackeray Close enjoys an enviable position within a quiet cul-de-sac in the popular Langney area of Eastbourne. The property is ideally placed for day-to-day living, with a variety of local shops, supermarkets, and amenities all within easy reach, ensuring everything you need is close at hand.

For families, the location is particularly appealing, with a good choice of primary and secondary schools nearby, making the school run simple and convenient.

Commuters and those needing easy access further afield will also benefit from the area's excellent road links in and out of Langney, providing straightforward connections to Eastbourne town centre, surrounding villages, and the wider road network including the A22 and A27. These routes make travel towards Brighton, Lewes, and London both practical and accessible.

Combined, these features make Thackeray Close not only a peaceful residential setting but also a highly convenient base for family life, work, and leisure.

Entrance Porch  
7'08 x 2'10 (2.34m x 0.86m)

Entrance Hall

Ground Floor Cloakroom  
6'04 x 3'07 (1.93m x 1.09m)

Living Room/Dining Room  
17'00 x 16'11 (5.18m x 5.16m)

Conservatory  
11'11 x 11'08 (3.63m x 3.56m)

Kitchen  
9'11 x 8'08 (3.02m x 2.64m)

Bedroom Four  
15'02 max x 11'08 max (4.62m max x 3.56m max)

Ensuite Shower Room  
6'08 x 4'07 (2.03m x 1.40m)

First Floor Landing

Bedroom One  
12'11 x 9'02 (3.94m x 2.79m)

Bedroom Two  
10'03 x 9'03 (3.12m x 2.82m)

Bedroom Three  
10'00 x 7'05 (3.05m x 2.26m)

Bathroom  
7'04 x 5'09 (2.24m x 1.75m)

Outside

To the front of the property, a double-width driveway provides off-road parking and leads to the integral garage, while a neat lawned area adds kerb appeal.

The rear garden is both attractive and secure, offering a private outdoor space for relaxation or play. A paved patio adjoins the house, creating the perfect spot for outdoor dining, while the lawn beyond provides plenty of space for families to enjoy. The garden is enclosed with the benefit of side and rear access gates.

Garage  
17'00 x 8'04 (5.18m x 2.54m)



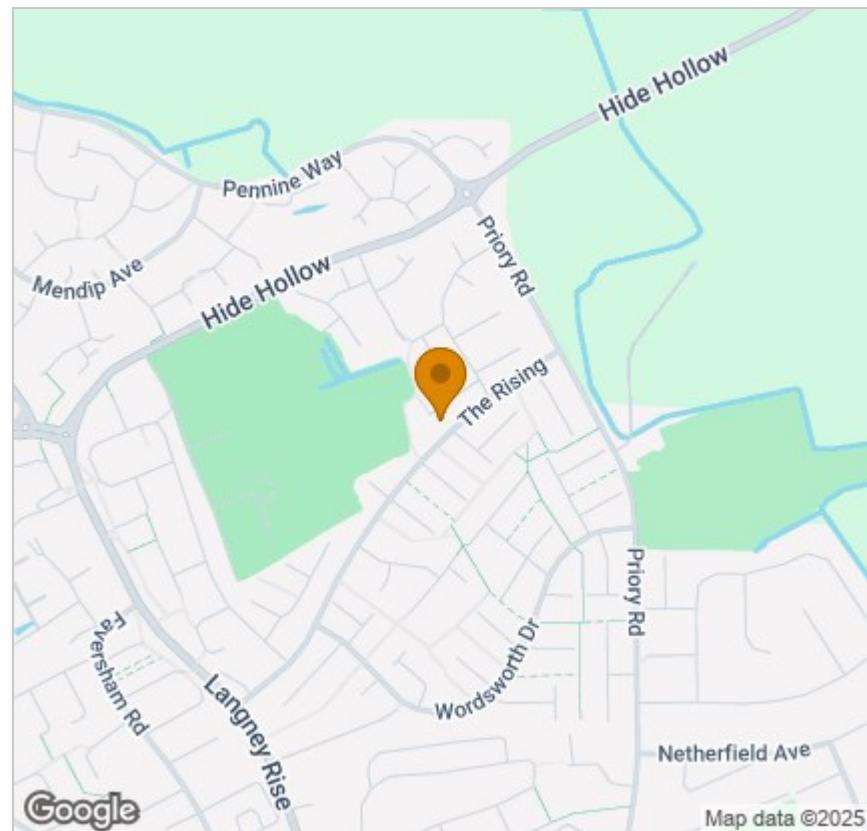
## Floor Plan



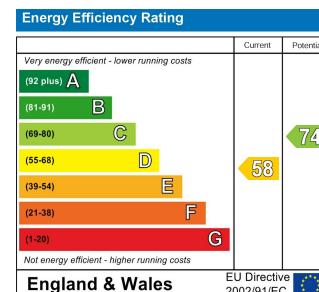
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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