

83 Churchdale Road
Eastbourne, BN22 8RX
£280,000



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Phil Hall Estate Agents brings to the market this delightful chain free house nestled in one of Eastbourne's sought-after Seaside location. This beautifully presented two bedroom semi-detached house offers the perfect balance of modern comfort, practical living and convenience. Positioned within easy reach of well-regarded schools, the town centre, and the seafront, it is ideally suited to first-time buyers, young families, or those looking to downsize without compromise.

Stepping inside, the entrance hall sets the tone for the rest of the property—bright, inviting, and thoughtfully arranged. Stairs rise to the first floor, while to the right, the ground floor unfolds into a flowing open-plan layout.

The kitchen, positioned to the front, is fitted with a range of wall and base units with ample work surfaces. There is space for under-counter appliances next to the sink with plumbing and power for washing machine and dishwasher. A side door provides direct access outdoors, making it easy to unload shopping or enjoy quick access to the garden.

Moving through, the space opens into a generous living area. Naturally bright and airy, this room offers plenty of scope for various furniture layouts, making it a versatile hub for both everyday life and entertaining. From here, French doors open into a spacious conservatory, where natural light floods the room. This additional living space enjoys views across the rear garden and serves as an excellent spot for dining, relaxation, or even a home office.

Upstairs, the property continues to impress with two double bedrooms, both fitted with built-in wardrobes, with sinks and vanity units. Bedroom one is located at the rear of the property, while bedroom two faces the front, benefiting from a bright outlook.

The modern family bathroom completes the first floor, comprising a panel-enclosed bath with overhead shower, vanity wash hand basin with storage, and a close-coupled WC. Contemporary finishes ensure a sleek and fresh feel.





LOCATION, LOCATION, LOCATION

Churchdale Road is ideally situated in a popular residential area of Eastbourne, close to a choice of well-regarded local schools, everyday amenities and leisure facilities. The property is also within easy reach of the town centre, seafront, and Eastbourne's mainline railway station, offering direct services to London and Brighton.

For those travelling by car, the property enjoys convenient access to the A22 and A27, providing straightforward routes in and out of Eastbourne and onward connections across Sussex and beyond.

Entrance Hall

Living Area

14'05 x 12'00 (4.39m x 3.66m)

Kitchen/Dining Area

16'06 x 8'01 (5.03m x 2.46m)

Conservatory

12'11 x 9'09 (3.94m x 2.97m)

First Floor Landing

Bedroom One

12'03 (plus wardrobes) x 12'00 (3.73m (plus wardrobes) x 3.66m)

Bedroom Two

11'04 x 10'06 (3.45m x 3.20m)

Bathroom

7'09 x 4'11 (2.36m x 1.50m)

Outside

A neat frontage with a private driveway provides off-road parking for two vehicles, while a side pathway leads conveniently to the rear garden.

The rear garden is a wonderful feature of the property, offering both privacy and practicality. A paved patio adjoins the house, creating the perfect space for outdoor seating, barbecues, or al fresco dining. Beyond lies a neatly kept lawn, ideal for families or those who enjoy gardening. At the far end of the garden, a large metal storage shed provides excellent space for tools, bikes, or hobby equipment.

Garden Shed

13'00 x 10'00 (3.96m x 3.05m)

Recent Property Updates

The current owners have undertaken a series of thoughtful updates, ensuring the home is ready to move into and enjoy. Improvements include: Newly fitted bathroom, Replacement boiler installed April 2022 (with 10-year warranty), New radiators, Hive heating system, Ring security system, New front door, New Lighting and New carpets throughout, Newly Fitted Wardrobes in the Main Bedroom, New Modern Power Points and Light Switches installed throughout, Fully redecorated interior,. All associated paperwork can be provided via solicitors during the conveyancing process.



Floor Plan



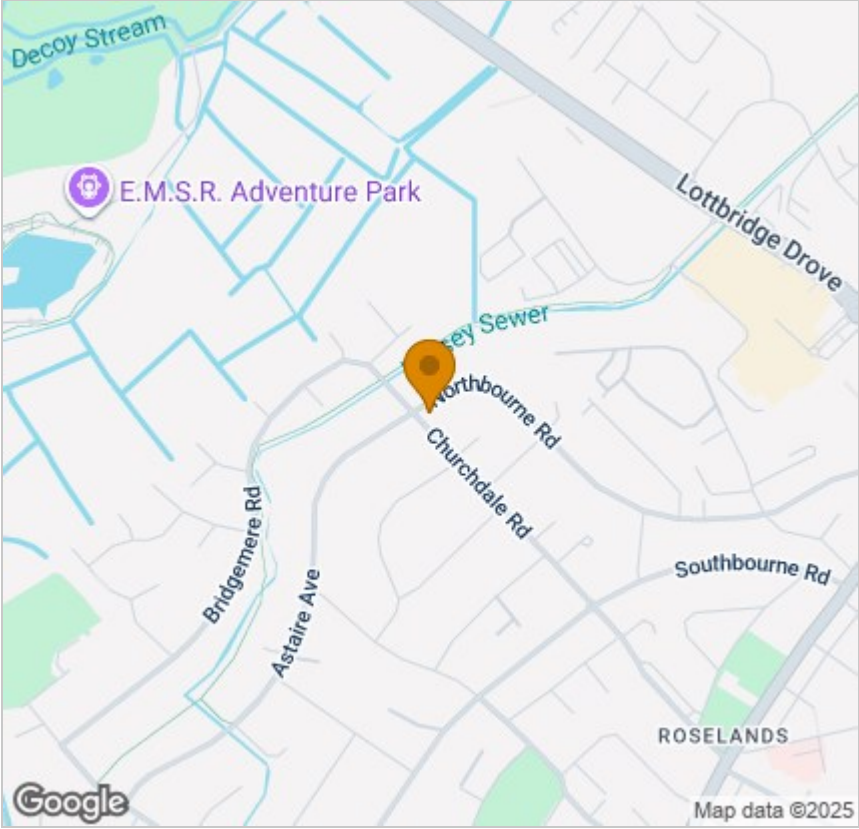
Viewing

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

