



14 Gorrington Valley Road  
Eastbourne, BN20 9SX

£425,000





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Phil Hall Estate Agents welcomes to the market this exceptional extended semi-detached chalet bungalow with breath-taking South Downs views. Perfectly positioned in one of Lower Willingdon's most desirable and peaceful locations, this beautifully presented property offers a rare combination of elegance, space, and practicality. Thoughtfully improved and tastefully finished by the current owners, the property has been transformed into a stunning family home, filled with natural light and designed for contemporary living while maintaining a warm and inviting atmosphere throughout.

Stepping through the entrance lobby, you enter a bright and airy hallway that immediately sets the tone for what's to come — refined finishes, stylish décor, and an abundance of light.

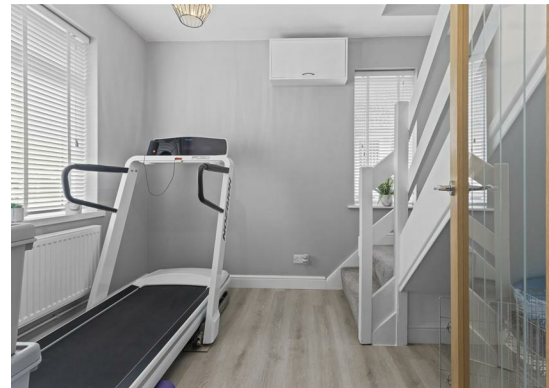
To the rear of the home lies its undisputed heart: a spectacular open-plan kitchen and dining room that exemplifies modern family living. This impressive space has been expertly extended to create a versatile and sociable area that flows beautifully to the rear garden through wide windows and glazed doors, bringing the outside in.

The bespoke fitted kitchen combines function and style with an extensive range of wall-mounted and base units, complemented by elegant work surfaces and high-end integrated appliances, including a Bosch five-ring hob, oven, grill, microwave, fridge, freezer, dishwasher, and wine cooler. Clever design touches such as a slide-out bin cupboard and utility storage add everyday convenience. At the centre sits a contemporary island and breakfast bar, perfect for casual dining or socialising, while there remains generous space for a large dining table, ideal for entertaining or family gatherings.

Adjacent to the kitchen/dining area is a cosy snug/living area, creating a seamless flow of living space — ideal for relaxing with a book, watching television, or simply enjoying views over the garden.







At the front of the property, the principal ground floor bedroom enjoys a bay-fronted window that floods the room with light, creating a comfortable and peaceful retreat. A modern family bathroom is also located on this level, fitted with a three-piece suite featuring quality fixtures and fittings and finished to a high standard.

Completing the ground floor is a dedicated study or home office, providing a quiet and private space for remote working or hobbies, with stairs rising to the first floor.

The upper floor offers two well-proportioned double bedrooms, both with built-in wardrobes providing ample storage, and both enjoying elevated views — with glimpses toward the South Downs. A sleek and contemporary shower room serves this floor, fitted with a corner shower cubicle, close-coupled WC, and wash hand basin, all beautifully presented with modern tiling and finishes.

#### LOCATION, LOCATION, LOCATION

Gorrington Valley Road is a quiet and highly sought-after residential road in Lower Willingdon, prized for its peaceful setting and proximity to the South Downs National Park. Residents enjoy easy access to scenic countryside walks while remaining close to local amenities including shops, cafés, schools, and bus routes. The nearby towns of Polegate and Eastbourne provide excellent transport links, mainline rail services to London, and a wider range of shopping and leisure facilities.

#### Entrance Lobby

4'01 x 3'02 (1.24m x 0.97m)

#### Entrance Hall

Living Area  
12'00 x 10'11 (3.66m x 3.33m)

Kitchen/Dining Room  
22'00 max x 21'01 (6.71m max x 6.43m)

Bedroom One  
15'10 into bay x 11'09 max (4.83m into bay x 3.58m max)

Ground Floor Bathroom  
6'08 x 5'05 (2.03m x 1.65m)

Study  
10'01 x 7'11 (3.07m x 2.41m)

#### First Floor Landing

Bedroom Two  
11'09 x 11'08 (3.58m x 3.56m)

Bedroom Three  
10'03 x 9'08 (3.12m x 2.95m)

Upstairs Shower Room  
5'07 x 5'02 (1.70m x 1.57m)

#### Outside

Externally, the property continues to impress. The front driveway provides off-road parking for several vehicles, while side access leads through to a delightful rear garden that has been landscaped for enjoyment and ease of maintenance.

A paved patio area adjoins the property, offering an excellent space for outdoor dining and entertaining. Beyond lies a well-tended lawn, framed by mature planting and enclosed fencing providing privacy. A gravelled pathway leads to an additional seating area — a perfect spot for enjoying a morning coffee or evening glass of wine — and a wooden potting shed offers practical storage for gardening tools and outdoor equipment.





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

