



26 Farlaine Road
Eastbourne, BN21 1XQ

£725,000



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Phil Hall Estate Agents welcomes to the market Farlaine Road, situated in the highly sought-after Old Town area of Eastbourne, this impressive five-bedroom detached home has been thoughtfully extended and beautifully improved throughout, making it an ideal family residence. Boasting a prime location, the property is within easy reach of excellent local schools and offers a perfect blend of modern living.

Upon entering, the welcoming entrance porch provides access to both the garage and the main entrance hall. The spacious entrance hall leads to all the ground floor accommodation, with stairs rising to the first floor.

The double-aspect living room is a highlight, featuring a cosy fireplace as its focal point, perfect for relaxation. Additional ground-floor rooms include a study, ideal for home working, and a convenient cloakroom.

Undoubtedly the heart of the home, the extended kitchen/family room is a masterclass in modern design. Fitted with high-quality materials and cutting-edge appliances, it is a dream for both everyday living and entertaining. The kitchen features sleek, integrated appliances, including a large fridge, freezer, washing machine, dishwasher, and a wine cooler for the connoisseurs. Cooking becomes a pleasure with the double waist-height oven, grill, and warming plate, along with a six-ring induction hob and extractor fan.

The kitchen is designed with family life in mind, providing a spacious, open-plan area where meals, conversations, and relaxation naturally flow together. The stunning bi-fold doors span the width of the rear wall, opening up onto the patio and garden beyond, bringing the outdoors in and creating a seamless transition between indoor and outdoor spaces. This feature not only maximizes light but also extends the living area during the warmer months, perfect for hosting barbecues and summer gatherings.

The first floor provides access to five well-proportioned bedrooms, a modern family bathroom and a separate shower room.





LOCATION, LOCATION, LOCATION

Farlaine Road is situated in Eastbourne's prestigious Old Town, an area rich in history and character. Known for its excellent local schools, including Gildredge House and Ocklynge Junior School, this location is perfect for families seeking a nurturing educational environment. Old Town also offers a range of independent shops, cafes, and restaurants, as well as easy access to the South Downs National Park for weekend walks and outdoor activities.

Commuting is also convenient, with Eastbourne's mainline train station offering direct links to London and other major towns, while the A27 and A22 provide road links to nearby coastal areas and beyond.

Entrance Porch
7'10 x 7'00 (2.39m x 2.13m)

Entrance Hall

Cloakroom
6'07 x 2'10 (2.01m x 0.86m)

Study
7'07 x 6'11 (2.31m x 2.11m)

Living Room
20'06 x 12'10 max (6.25m x 3.91m max)

Kitchen/Family Room
22'09 x 20'00 (6.93m x 6.10m)

First Floor Landing

Bedroom One
12'11 x 11'10 (3.94m x 3.61m)

Bedroom Two
11'11 x 9'11 (3.63m x 3.02m)

Bedroom Three
11'06 x 8'07 (3.51m x 2.62m)

Bedroom Four
9'09 x 8'05 (2.97m x 2.57m)

Bedroom Five
9'10 x 7'09 (3.00m x 2.36m)

Bathroom
7'07 x 6'10 (2.31m x 2.08m)

Shower Room
5'06 x 5'02 (1.68m x 1.57m)

Outside

The front of the property presents a large driveway with ample off-road parking for multiple vehicles, a feature increasingly rare and highly desirable in residential areas. The integrated garage provides additional parking or storage, with direct access from the porch, making it a practical solution for families with multiple vehicles or those needing extra space for hobbies and storage.

The rear garden is a true oasis, offering both tranquillity and space for outdoor living. The expansive paved patio area is perfect for alfresco dining, summer barbecues, or simply enjoying a morning coffee while taking in the peaceful surroundings. Beyond the patio, the garden extends into a spacious lawn, bordered by mature flower beds and shrubs that provide a burst of colour and privacy.

A stunning feature pond adds a touch of nature and serenity to the garden, enhancing the sense of calm and making it a perfect setting for relaxation. The space is large enough for children to play and explore, while also offering the potential for further landscaping or garden projects.

Garage
17'10 x 8'10 (5.44m x 2.69m)

A car charger point installed on the garage wall.



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

