

14 Campbell Drive

Eastbourne, BN22 0AR

Guide price £350,000

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Phil Hall Estate Agents brings to the market this exceptionally well-presented three-bedroom detached family home, occupying a pleasant position within the highly sought-after Meadowburne Development. Constructed with modern family living in mind, the property offers spacious and versatile accommodation throughout, complemented by a private rear garden, two allocated parking spaces, and the added benefit of an ensuite shower room to the principal bedroom. Situated within easy reach of local schools, shops, parks, and Hampden Park railway station, the property enjoys an enviable balance of convenience and lifestyle appeal.

The property immediately impresses upon arrival with its attractive exterior and welcoming frontage. Stepping through the front door, you are greeted by a bright and spacious entrance hall that sets the tone for the accommodation beyond.

The generously proportioned dual-aspect living room is undoubtedly one of the standout features of the home. Flooded with natural light from windows to both the front and rear elevations, this inviting reception space provides the perfect environment for relaxing with family or entertaining guests. The room enjoys a pleasant outlook over the rear garden, with double doors opening directly onto the patio area, seamlessly connecting the indoor and outdoor living spaces during the warmer months.

The spacious kitchen/dining room has been thoughtfully designed to create a sociable hub of the home. The kitchen area is fitted with an extensive range of contemporary wall and base units offering ample storage, complemented by practical work surfaces and attractive finishes. Integrated appliances include a built-in oven, gas hob with extractor hood over, dishwasher, fridge and freezer, whilst there is dedicated space and plumbing for a washing machine. The open-plan dining area provides plenty of room for a family dining table and additional furniture, making it an ideal setting for everyday meals, and entertaining.



















Completing the ground floor accommodation is a modern cloakroom fitted with a stylish two-piece white suite, providing convenience for both residents and visitors.

Ascending to the first floor, the spacious landing creates an immediate sense of openness. A particularly appealing feature is the useful recessed area, offering excellent potential for a home office workstation, study corner, reading nook, or bespoke fitted shelving, perfectly suited to modern lifestyles where flexible living space is increasingly desirable.

The principal bedroom enjoys an attractive front-facing aspect and benefits from the luxury of a private ensuite shower room, fitted with a contemporary suite and modern fittings. Bedrooms two and three are both excellent-sized rooms, offering flexibility for growing families, guests, or those requiring additional workspace. Unlike many modern developments where secondary bedrooms can feel restricted, these rooms provide genuinely comfortable accommodation.

Serving the remaining bedrooms is the family bathroom, fitted with a modern three-piece white suite and finished in a neutral style, creating a bright and functional space for everyday use.

Guide Price £350,000 to £375,000

Entrance Hall

Ground Floor Cloakroom
4'08 x 3'04 (1.42m x 1.02m)

Living Room
17'07 x 10'00 (5.36m x 3.05m)

Kitchen/Dining Room
17'08 x 14'03 (5.38m x 4.34m)

First Floor Landing

Bedroom One
11'08 x 10'02 (3.56m x 3.10m)

Ensuite Shower Room
7'00 x 5'04 (2.13m x 1.63m)

Bedroom Two
10'04 x 9'04 (3.15m x 2.84m)

Bedroom Three
11'07 x 6'11 (3.53m x 2.11m)

Family Bathroom
7'10 x 5'07 (2.39m x 1.70m)

Outside
Externally, the property continues to impress. To the side are two allocated parking spaces, providing convenient off-road parking for residents and visitors alike. The enclosed rear garden enjoys a good degree of privacy and presents a wonderful opportunity for a new owner to create their ideal outdoor space. Currently comprising a patio seating area adjoining the property, leading onto a lawned garden, the space offers the perfect blank canvas for landscaping, planting, or the addition of further entertaining areas. A side access gate provides practical access to the front of the property.



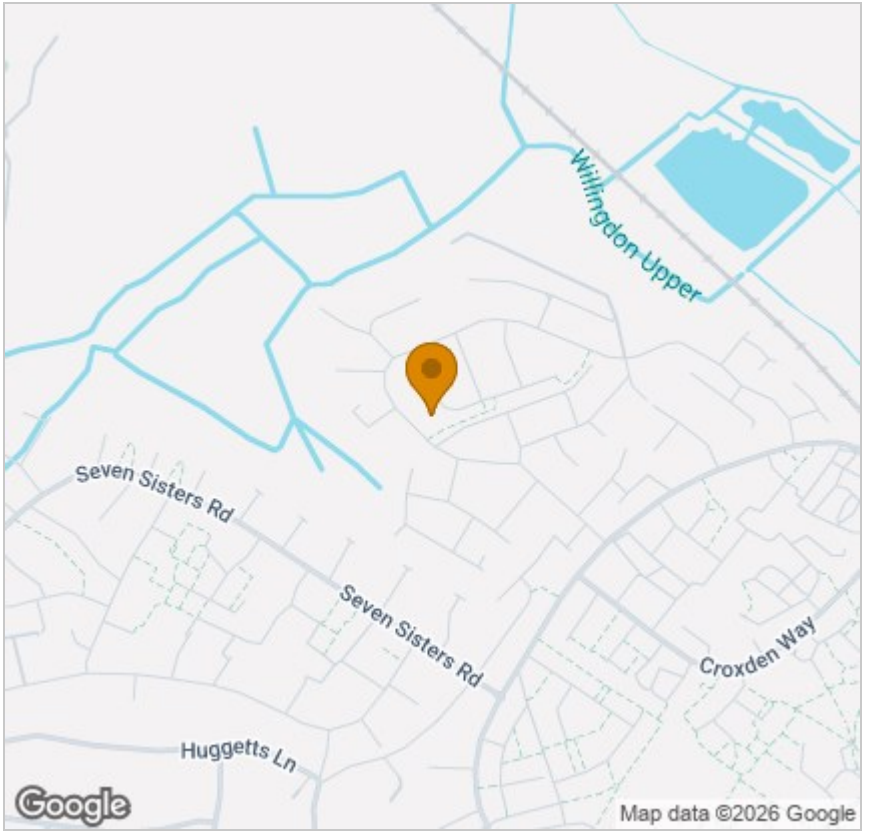




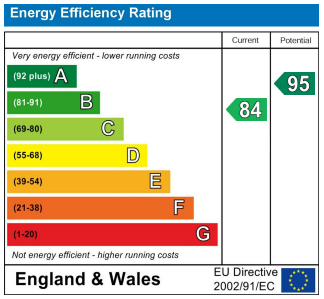
Floor Plan



Area Map



Energy Efficiency Graph



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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