

34 Parkway

Eastbourne, BN20 9DX

£500,000

2 1 2

34 Parkway

Eastbourne, BN20 9DX

Phil Hall Estate Agents are delighted to bring to the market this charming and deceptively spacious two bedroom detached house, enviably positioned in the highly desirable Upper Ratton area of Eastbourne, at the foot of the magnificent South Downs. Offering a wonderful combination of comfortable living accommodation, versatility and delightful gardens, this attractive home presents an exciting opportunity for a variety of buyers. With two separate reception rooms, the property also offers the flexibility of creating a third bedroom on the ground floor, ideal for those seeking adaptable accommodation. Further benefits include a useful first floor study, driveway, garage and beautifully established gardens offering a high degree of privacy. Offered to the market chain free, this is a home that certainly deserves an internal viewing.

Upon entering the property, a welcoming entrance porch leads into the entrance hall, which provides access to the principal ground floor rooms, together with stairs rising to the first floor.

Positioned to the front of the property is the delightful double-aspect living room, a wonderfully bright and inviting space benefiting from natural light entering from two directions. A feature fireplace creates an attractive focal point, adding warmth and character to the room, whilst the generous proportions provide plenty of space for a range of comfortable living room furniture, making this the perfect setting to relax and unwind.

Continuing through the entrance hall, the separate dining room offers another excellent reception space, ideal for entertaining family and friends. With direct access to the rear garden, this room enjoys a lovely connection with the outside space, particularly during the warmer months. Its versatility is a real advantage, as it could alternatively be utilised as a third bedroom, providing an appealing option for buyers requiring ground floor sleeping accommodation, a home office or an additional sitting room.

























To the rear of the property is the well-appointed kitchen/breakfast room, thoughtfully arranged with a comprehensive range of wall-mounted and matching base units complemented by work surfaces providing ample preparation space. The kitchen is equipped with an impressive selection of integrated appliances, including an oven, hob with extractor hood above, microwave, fridge, freezer, dishwasher and washing machine. A convenient breakfast bar provides an informal dining area, perfect for enjoying a morning coffee or a quick bite to eat. Completing the ground floor accommodation is a useful cloakroom, adding everyday practicality to this versatile home.

Stairs rise to the first floor landing, where the property continues to impress with two bedrooms, a separate study and a shower room.
The principal bedroom is positioned to the front of the property and benefits from an excellent selection of fitted wardrobes, providing generous storage whilst leaving plenty of room for additional bedroom furniture. Bedroom two is situated to the rear and enjoys a delightful outlook across the established gardens, creating a peaceful and relaxing setting.
A particularly appealing addition is the study, accessed from bedroom two, which provides an ideal space for those working from home. Alternatively, this room could make a superb walk-in dressing room, offering further flexibility to suit individual requirements. The first floor accommodation is completed by a shower room, fitted with a walk-in shower, WC and wash hand basin.

Entrance Porch
4'05 x 2'05 (1.35m x 0.74m)

Entrance Hall

Ground Floor Cloakroom
5'05 x 4'10 (1.65m x 1.47m)

Living Room
19'00 x 13'11 (5.79m x 4.24m)

Dining Room/Bedroom Three
9'11 x 9'10 (3.02m x 3.00m)

Kitchen/Breakfast Room
16'01 x 8'08 (4.90m x 2.64m)

Enclosed Side Alley
13'06 x 2'11 (4.11m x 0.89m)

First Floor Landing

Bedroom One
14'07 x 14'00 (4.45m x 4.27m)

Bedroom Two
13'02 x 8'02 (4.01m x 2.49m)

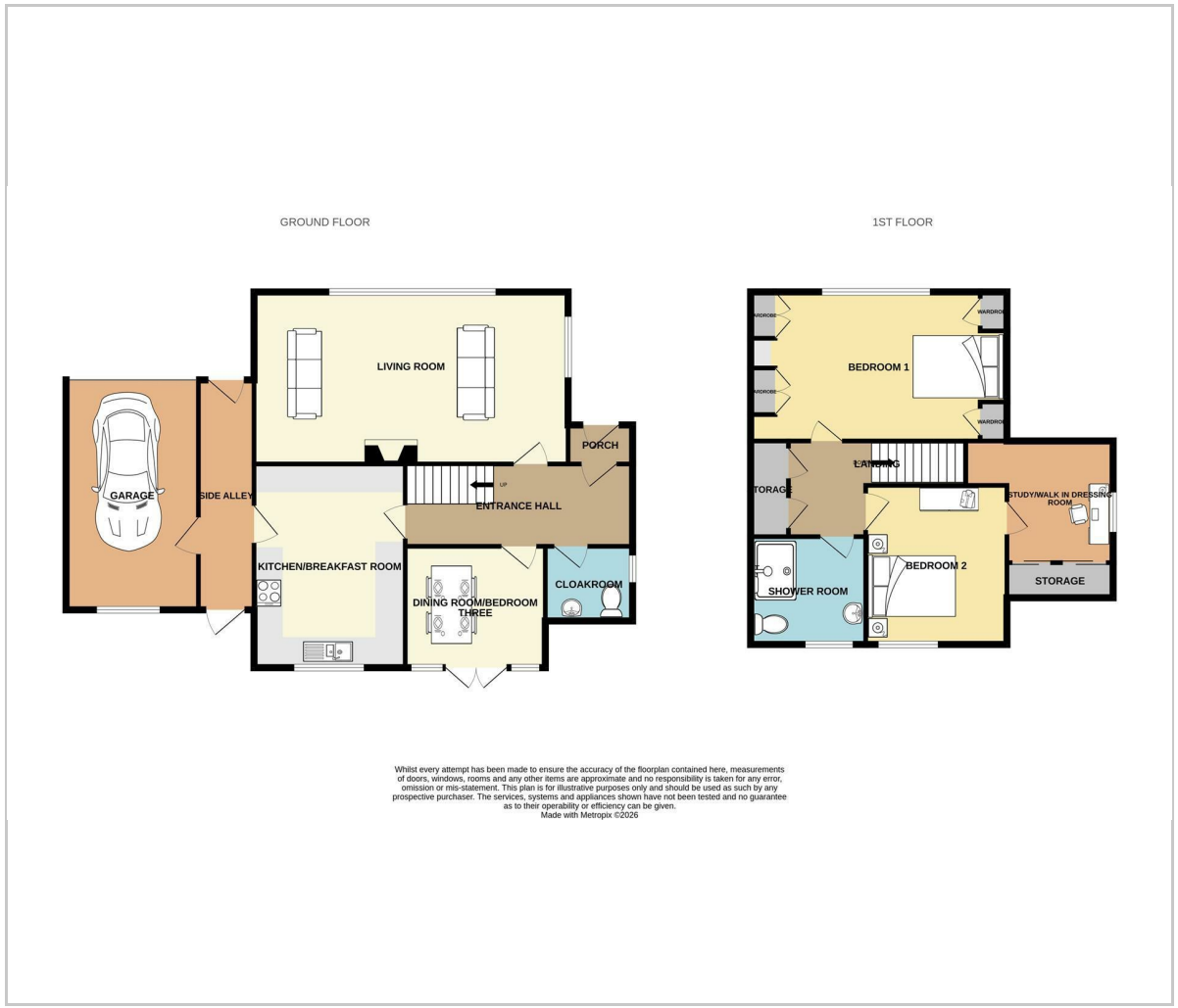
Study/Walk In Dressing Room
8'01 x 7'10 (2.46m x 2.39m)

Shower Room
8'10 x 5'11 (2.69m x 1.80m)

Outside
To the front, a private driveway provides off-road parking and leads to a single garage, offering secure parking or valuable additional storage. Alongside the driveway is an attractive area of lawn, complemented by a pathway that sweeps around towards the front entrance, with further access leading to the rear garden.
The rear garden is a real highlight, thoughtfully arranged across different levels to create a variety of attractive outdoor spaces. Immediately adjoining the property is a paved patio, providing the perfect spot for outdoor dining, entertaining or simply relaxing in the sunshine. A few steps lead up to a lawned garden, beautifully framed by an established selection of mature trees, shrubs and planted borders, creating a colourful and peaceful environment.
Beyond this is a further elevated lawned area, adding another dimension to the garden and providing additional space to enjoy. The mature planting and established boundaries contribute to the excellent sense of privacy, making this a wonderful retreat for gardening enthusiasts, families or anyone who simply appreciates a tranquil outdoor setting.

Garage
19'05 x 8'02 (5.92m x 2.49m)

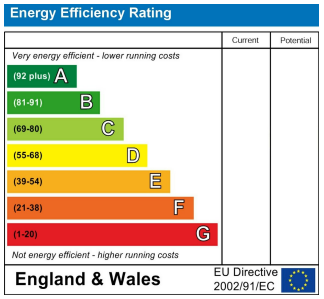
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk