



**PHIL HALL**  
ESTATE AGENTS



61 Mulberry Close  
Eastbourne, BN22 0TU

**£230,000**



# 61 Mulberry Close

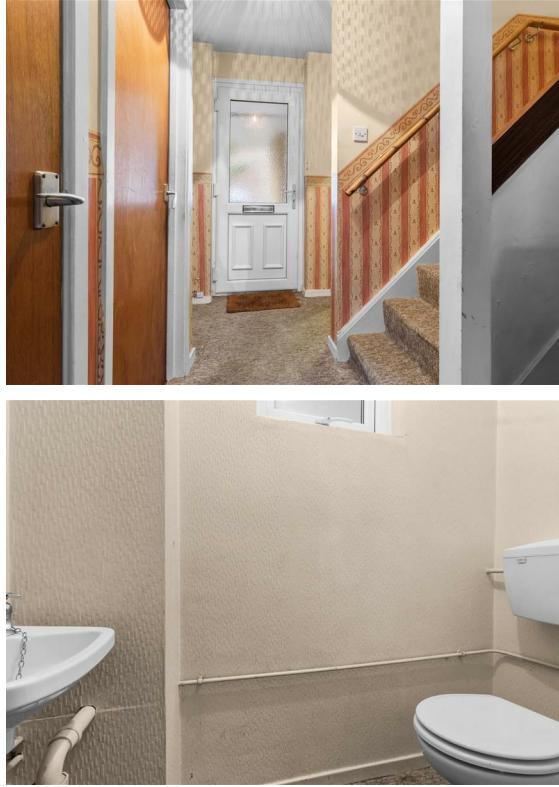
Eastbourne, BN22 0TU

Phil Hall Estate Agents brings to the market Mulberry Close which is located within the sought-after Hampden Park area of Eastbourne. This three-bedroom terraced house offers an excellent opportunity for purchasers seeking a property with scope for modernisation, improvement and personalisation. Ideally positioned within comfortable walking distance of local schools, everyday shops, leisure facilities and Hampden Park mainline train station, the property is well suited to families, commuters and investors alike.

The accommodation is arranged over two floors and begins with a welcoming entrance hall, which provides access to all ground floor rooms and the staircase leading to the first floor. From here, you are drawn through to the rear-facing living room/dining room, a generously proportioned space that extends across the full width of the property. This versatile room allows clear definition for both seating and dining areas, making it ideal for family living and entertaining. A feature fireplace provides a focal point to the room, while sliding doors lead out into the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

Returning to the entrance hall, the separate kitchen is positioned at the front of the property. The kitchen is currently fitted with a range of wall-mounted and base units with work surfaces over and space for appliances, but would now benefit from updating, offering a fantastic opportunity to redesign the space to suit modern tastes and requirements. Also located on the ground floor is a useful cloakroom, adding practicality and convenience for guests and everyday use.

To the first floor, the landing provides access to all three bedrooms and the family bathroom. The property offers two well-proportioned double bedrooms, both of which are rear-facing, and a good size single bedroom, whilst the bathroom is fitted with a panelled enclosed bath, wash hand basin and wc.





**LOCATION, LOCATION, LOCATION**  
Mulberry Close is ideally situated in the popular Hampden Park area of Eastbourne, offering excellent convenience for everyday living. Hampden Park train station is within easy walking distance, making the property particularly well suited to commuters. A range of local schools and shops are also close by, along with recreational facilities within Hampden Park itself. In addition, the area benefits from excellent road links providing straightforward access in and out of Eastbourne and to the surrounding areas.

#### Entrance Hall

**Ground Floor Cloakroom**  
5'11 x 2'05 (1.80m x 0.74m)

**Living Room/Dining Room**  
19'08 x 14'03 (5.99m x 4.34m)

**Kitchen**  
8'10 x 8'09 (2.69m x 2.67m)

#### First Floor Landing

**Bedroom One**  
14'03 x 9'06 (4.34m x 2.90m)

**Bedroom Two**  
11'04 x 9'09 (3.45m x 2.97m)

**Bedroom Three**  
8'11 x 6'10 (2.72m x 2.08m)

**Bathroom**  
6'07 x 5'07 (2.01m x 1.70m)

#### Outside

Externally, the property benefits from outdoor space to both the front and rear. To the front, a pathway leads to the main entrance, bordered by an area of lawn, and there is the added advantage of a brick-built storage shed, ideal for bicycles, tools or general storage. The rear garden is fully enclosed and mainly laid to lawn, with a rear access gate. The garden is simple and functional in its current form and presents a blank canvas for a new owner to landscape or redesign, whether that be for family use, entertaining, or low-maintenance enjoyment.

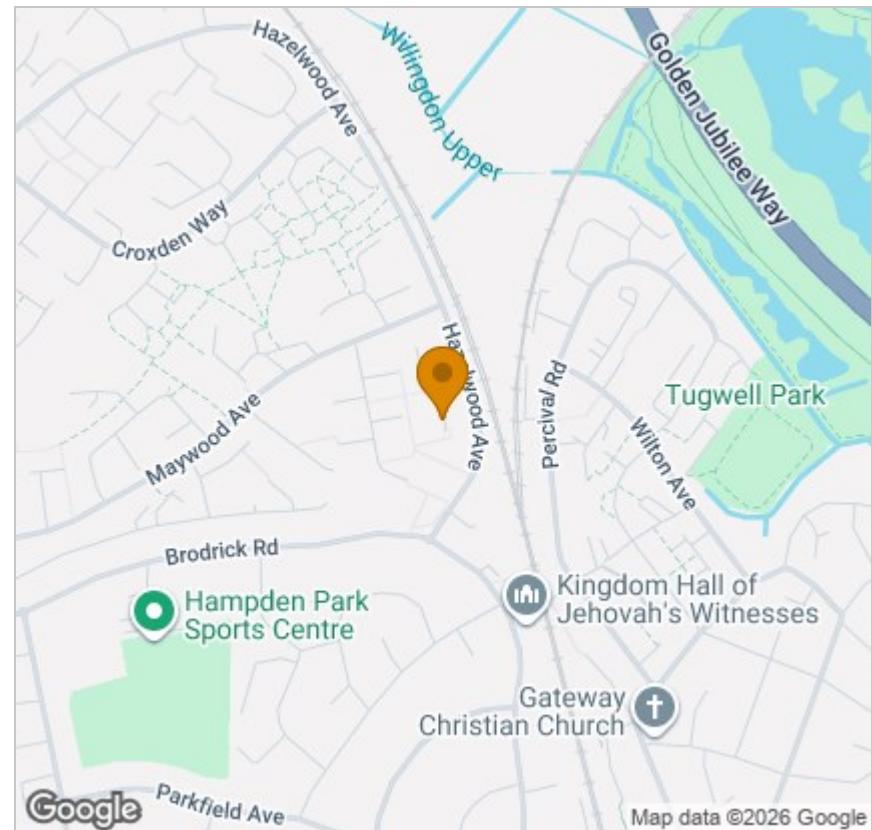
## Floor Plan



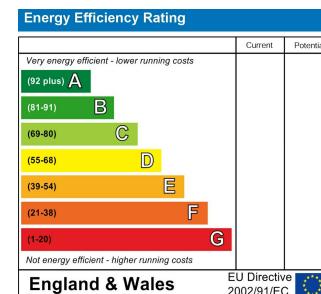
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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