



26 Gardner Close
Eastbourne, BN23 6DQ

£325,000



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Phil Hall Estate Agents brings to the market this spacious and exceptionally well-presented three-bedroom semi-detached family home, enviably situated within a peaceful cul-de-sac in the highly desirable Langney Point area of Eastbourne. Offering generous accommodation throughout, ample off-road parking, a garage and a private rear garden, this delightful property is ideally positioned within easy reach of local schools, shopping facilities, bus routes and Eastbourne's picturesque seafront.

The accommodation is approached via a small front porch which leads into the welcoming entrance hall, providing access to the ground floor accommodation and stairs rising to the first floor. The impressive living room is a particular feature of the property, offering generous proportions and an excellent space for both relaxing and entertaining. From here, access is provided to both the dining room and conservatory.

The dining room is equally spacious and well presented, creating an ideal setting for family meals and social occasions. The adjoining conservatory enjoys pleasant views over the rear garden and provides direct access outside, offering additional versatile living space throughout the year.

The separate kitchen is well presented and fitted with a comprehensive range of wall-mounted and base units with complementary work surfaces over, providing ample storage and preparation space. There are designated spaces for a selection of freestanding appliances, including a cooker, washing machine and under-counter fridge and freezer. Benefitting from a dual-aspect outlook, the kitchen enjoys an abundance of natural light throughout the day.

On the first floor, there are three well-proportioned bedrooms, all overlooking the rear aspect. The modern family bathroom is fitted with a contemporary white three-piece suite comprising a panel-enclosed bath, wash hand basin and low-level WC.





LOCATION, LOCATION, LOCATION
 Gardner Close is situated within the sought-after Langney Point area of Eastbourne, conveniently positioned close to local schools, shops, bus routes and a range of everyday amenities. Eastbourne's picturesque seafront is within easy reach, offering scenic coastal walks, beaches and leisure facilities.

The property also benefits from excellent transport links, with easy access to the A259 and A27 providing convenient routes towards Brighton, Lewes, Bexhill and Hastings. Eastbourne town centre and mainline railway station are also readily accessible, making this an ideal location for commuters and families alike.

Entrance Porch

Entrance Hall

Living Room
 18'00 x 13'08 (5.49m x 4.17m)

Dining Room
 13'03 x 11'01 (4.04m x 3.38m)

Conservatory
 13'04 x 7'02 (4.06m x 2.18m)

Kitchen
 10'10 x 7'04 (3.30m x 2.24m)

First Floor Landing

Bedroom One
 13'09 x 9'11 (4.19m x 3.02m)

Bedroom Two
 10'07 x 6'09 (3.23m x 2.06m)

Bedroom Three
 9'09 x 6'09 (2.97m x 2.06m)

Bathroom
 8'00 x 7'07 (2.44m x 2.31m)

Outside

Externally, the property continues to impress. To the front, a private driveway provides convenient off-road parking and leads directly to the single garage, offering further parking, storage or workshop potential. The enclosed rear garden has been thoughtfully arranged to create an attractive and low-maintenance outdoor space. A raised timber decked seating area adjoins the rear of the property, providing the perfect spot for outdoor dining and entertaining, whilst an area of lawn extends beyond. The garden enjoys a good degree of privacy and benefits from gated side access.

Combining spacious accommodation, excellent presentation and a highly sought-after Langney Point location close to the seafront, this superb family home represents a fantastic opportunity for buyers seeking a property ready to move straight into.



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

