

7 Camden Road

Eastbourne, BN21 4SU

£300,000

2 1 1 C

7 Camden Road

Eastbourne, BN21 4SU

Phil Hall Estate Agents brings to the market this beautifully presented two double bedroom older-style home, enviably positioned in the heart of the highly sought-after Little Chelsea area of Eastbourne. With Eastbourne town centre, mainline railway station and seafront all within easy walking distance, this charming home is perfectly placed for buyers looking to enjoy everything the town has to offer.

Upon entering the property, you are welcomed into the entrance hall, which leads through to the real heart of the home – the stunning open-plan living, dining and kitchen space. Although beautifully open and sociable, the layout has been cleverly arranged to create clearly defined areas for relaxing, dining and entertaining.

Positioned to the front, the living area is full of character and natural light, with an attractive bay window complemented by fitted shutters creating a stylish focal point. The accommodation flows seamlessly through to the kitchen and dining area, making this a fantastic space for both everyday living and entertaining.

The kitchen is fitted with a range of wall-mounted and matching base units with work surfaces over, together with a built-in oven, gas hob and extractor hood. A breakfast bar provides additional seating and a natural divide within the open-plan space, while there is also room for a freestanding fridge/freezer. A useful under stairs storage cupboard provides additional practicality, and a door leads directly out to the rear garden.

Accessed from the garden is a separate utility room, providing space and plumbing for a washing machine, along with the wall-mounted boiler and useful shelving for additional storage.

Stairs rise to the first floor where the property continues to impress with two well-proportioned double bedrooms, and the modern bathroom which is fitted with a panelled enclosed bath, separate shower cubicle, wc and wash hand basin.

























LOCATION, LOCATION, LOCATION
Camden Road is ideally positioned within the highly sought-after Little Chelsea area of Eastbourne, a vibrant and popular part of the town renowned for its independent shops, cafés, restaurants and welcoming community feel. The property is within easy walking distance of Eastbourne town centre, providing an excellent range of shopping facilities, leisure amenities and places to eat and drink.

Eastbourne's mainline railway station is also just a short walk away, offering convenient connections towards Brighton, Gatwick Airport and London, making the location particularly appealing to commuters. The picturesque seafront, theatres and Devonshire Quarter are all within comfortable walking distance, while the beautiful South Downs and surrounding countryside are also easily accessible. Combining a central position with the character and atmosphere of Little Chelsea, Camden Road is perfectly placed for enjoying the very best of Eastbourne.

Entrance Hall

Living Area
14'09 into bay x 10'09 (4.50m into bay x 3.28m)

Kitchen/Dining Area
14'02 x 10'10 (4.32m x 3.30m)

Utility Room
5'01 x 2'10 (1.55m x 0.86m)

First Floor Landing

Bedroom One
14'02 max x 10'05 into bay (4.32m max x 3.18m into bay)

Bedroom Two
13'00 x 7'09 (3.96m x 2.36m)

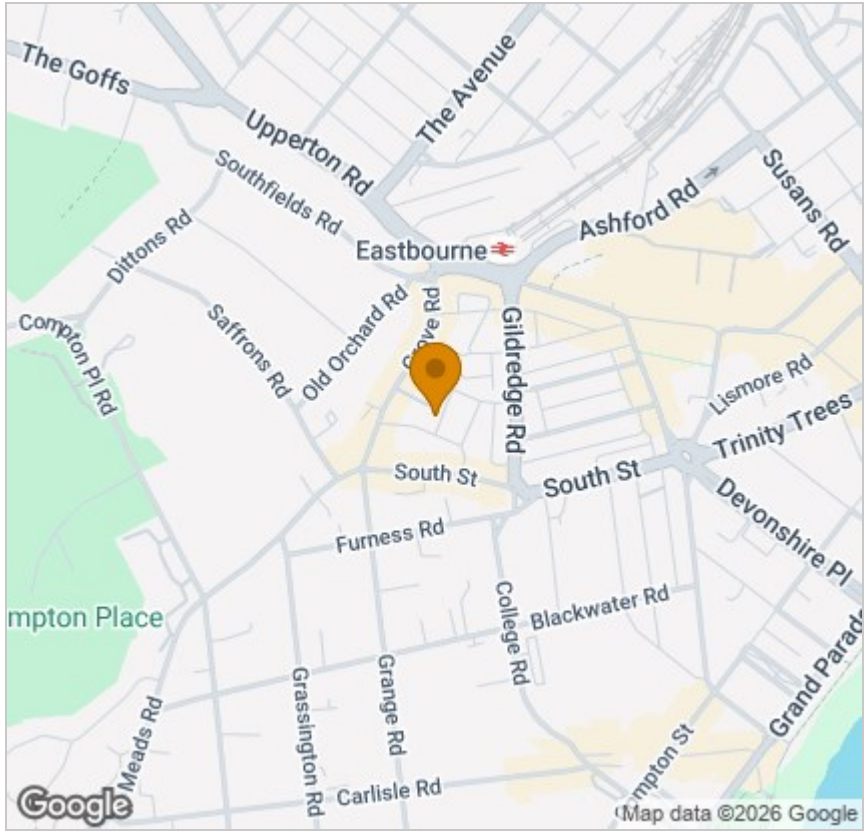
Bathroom
9'10 x 6'00 (3.00m x 1.83m)

Outside
Outside, the property has a small front garden providing an ideal space for pots and planting. To the rear is a fully enclosed, low-maintenance garden predominantly laid to decking, creating an excellent space for outdoor seating, entertaining and summer dining. A useful garden shed provides additional storage.

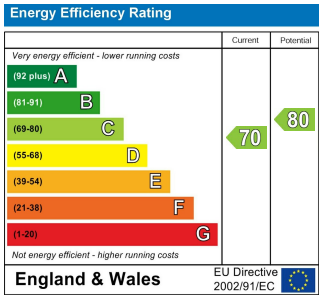
Floor Plan



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