PHIL HALL
ESTATE AGENTS



4 Daytona Close

Lower Willingdon, Eastbourne, BN22 0AZ

Guide price £270,000

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Phil Hall Estate Agents is delighted to bring to the market this exceptionally well-presented two double bedroom semi-detached family home, situated within the sought-after modern development in Lower Willingdon. Offering spacious and well-planned accommodation throughout, this attractive home benefits from an ensuite to the principal bedroom, ground floor cloakroom, off-road parking for two vehicles with an electric car charger, and a larger than average private rear garden. Conveniently located within easy reach of local schools, shops, Hampden Park railway station and excellent road links, this property is ideal for first-time buyers, young families and those looking to downsize.

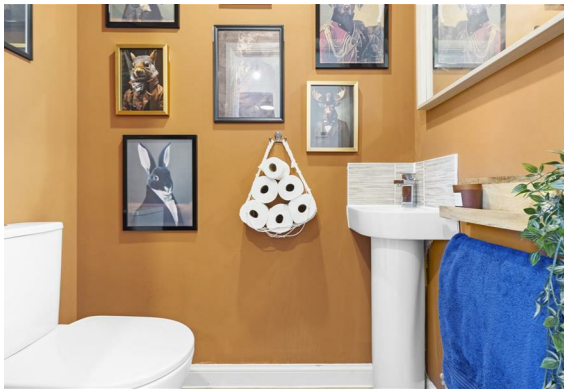
Upon entering the property, you are welcomed into a bright entrance hall providing access to the ground floor accommodation. To the left is a useful ground floor cloakroom, whilst to the right is the modern fitted kitchen. Positioned at the front of the property, the kitchen is fitted with a comprehensive range of wall-mounted and matching base units with complementary work surfaces over. Integrated appliances include an oven, hob and extractor hood, whilst there is allocated space for a fridge/freezer, washing machine and dishwasher.

Leading through from the entrance hall is the spacious living room/dining room, a superb entertaining space offering ample room for both comfortable seating and a family dining table. Flooded with natural light, this impressive room enjoys direct access onto the rear garden, creating the perfect space for indoor and outdoor living during the warmer months.

The first floor benefits with the principal bedroom overlooking the rear garden and benefits from a modern ensuite fitted with a walk-in shower, low-level WC and wash hand basin. Bedroom two is another excellent-sized double room positioned to the front of the property. Completing the first floor is the contemporary family bathroom, fitted with a panel enclosed bath, low-level WC and wash hand basin.











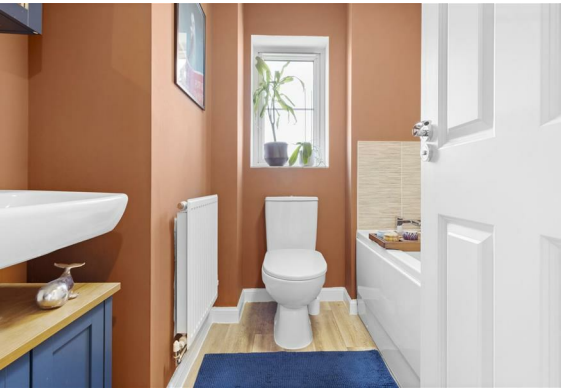














Guide Price £270,000 to £280,000

LOCATION, LOCATION, LOCATION
Daytona Close forms part of a popular modern development in the highly sought-after Lower Willingdon area of Eastbourne. The property enjoys a convenient position within easy reach of a variety of local shops, supermarkets and everyday amenities, whilst highly regarded local schools are close by, making it an excellent choice for families. Hampden Park railway station is just a short distance away, providing regular services to Eastbourne, Brighton, Gatwick Airport and London Victoria, ideal for commuters. Excellent road links via the nearby A22 and A27 offer easy access to surrounding towns and villages, while Eastbourne town centre, the picturesque seafront and the stunning South Downs National Park are all within easy reach, providing an excellent selection of leisure, shopping and outdoor recreational opportunities.

Entrance Hall

Ground Floor Cloakroom
5'02 x 2'11 (1.57m x 0.89m)

Kitchen
10'00 x 6'01 (3.05m x 1.85m)

Living Room/Dining Room
18'07 max x 12'11 (5.66m max x 3.94m)

First Floor Landing

Bedroom One
12'11 max x 11'07 max (3.94m max x 3.53m max)

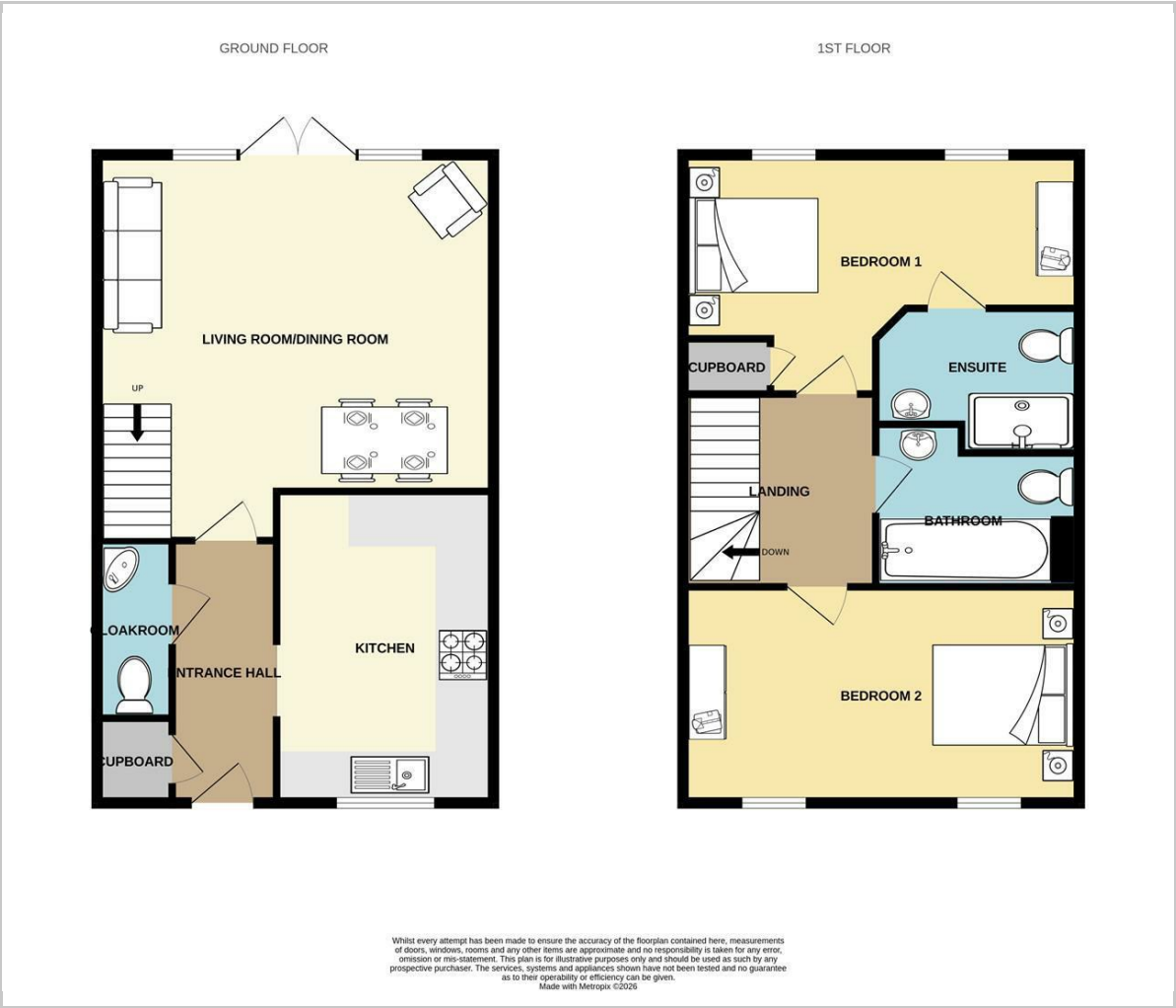
Ensuite Shower Room
6'02 x 5'04 (1.88m x 1.63m)

Bedroom Two
12'11 x 8'00 (3.94m x 2.44m)

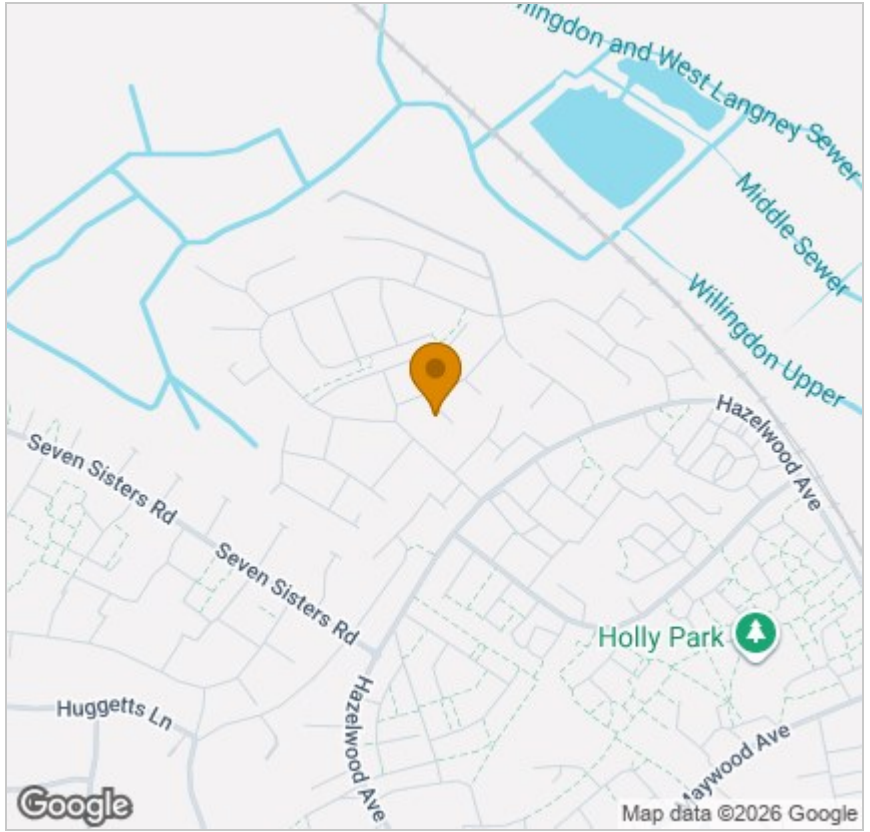
Bathroom
6'09 x 6'03 (2.06m x 1.91m)

Outside
Outside, the property continues to impress. To the side is a private driveway providing off-road parking for two vehicles and benefiting from an electric vehicle charging point, together with gated access into the rear garden. The front garden is neatly presented with a small planted shrub, whilst the larger than average rear garden has been thoughtfully designed to provide excellent outdoor entertaining space. A patio adjoins the property, leading onto a shingle seating area before extending onto a well-maintained lawn, creating an ideal space for families, entertaining guests or simply relaxing in the sunshine.

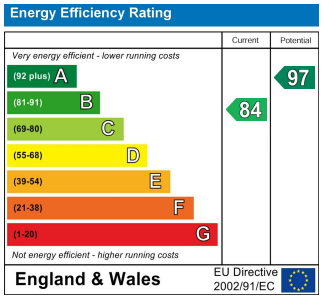
Floor Plan



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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