



FOR SALE  
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21 Sheffield Park Way  
Eastbourne, BN23 8LA

£290,000



## 21 Sheffield Park Way

Eastbourne, BN23 8LA

Phil Hall Estate Agents offers to the market this attractive modern three-bedroom end-of-terrace home which is positioned in a highly regarded residential development in Eastbourne, offering a convenient and family-friendly setting within easy walking distance of local schools, shops, and everyday amenities. Well maintained throughout, the property combines practical living space with modern finishes, making it an ideal purchase for families, first-time buyers, or those looking to upsize.

The property is entered via a welcoming entrance hall providing access to the ground floor accommodation and stairs rising to the first floor.

The living room is a generous and comfortable reception room, ideal for both relaxing and entertaining. It benefits from a feature fireplace, adding character and warmth, along with a built-in under stairs storage cupboard, providing valuable storage. From the living room, doors lead into the conservatory, which is currently used by the owners as a dining area. Flooded with natural light, this versatile space enjoys pleasant views over the rear garden and creates a seamless connection between indoor and outdoor living.

Returning to the entrance hall, the modern fitted kitchen is located to the front of the property and is thoughtfully arranged with a range of wall-mounted and matching base units complemented by work surfaces. The kitchen is well equipped with a fitted oven, hob with extractor hood, and an integrated dishwasher, with additional space for a freestanding fridge/freezer and washing machine. The front-facing aspect provides good natural light, making this a bright and functional workspace.

To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation suitable for a growing family, home office, or guest room. The family bathroom is fitted in a modern three-piece white suite comprising a panelled enclosed bath, wash hand basin, and WC, finished in a clean, contemporary style.





#### LOCATION, LOCATION, LOCATION

Sheffield Park Way is located within a popular and well-established residential area of Eastbourne, offering an excellent balance of peaceful surroundings and everyday convenience. The area is particularly well suited to families and professionals, with a strong community atmosphere.

A variety of local shops, amenities, and well-regarded schools are all within walking distance, while Eastbourne town centre is easily accessible, providing a wider selection of shops, restaurants, leisure facilities, and a mainline railway station with direct links to London.

The location also benefits from easy access to nearby green spaces, Eastbourne seafront, and the South Downs National Park, as well as convenient road links to surrounding areas. Overall, Sheffield Park Way offers a desirable and well-connected setting ideal for modern living.



#### Entrance Hall

#### Living Room

16'01 x 14'10 (4.90m x 4.52m)

#### Conservatory/Dining Room

13'02 x 8'10 (4.01m x 2.69m)

#### Kitchen

8'06 x 7'11 (2.59m x 2.41m)

#### First Floor Landing

#### Bedroom One

13'01 x 8'06 (3.99m x 2.59m)

#### Bedroom Two

11'00 x 8'00 (3.35m x 2.44m)

#### Bedroom Three

8'11 x 6'02 (2.72m x 1.88m)

#### Bathroom

6'07 x 5'06 (2.01m x 1.68m)

#### Outside

Outside, the property continues to impress. To the front, there is a neatly presented garden area laid to loose shingle and enclosed by metal fencing, offering a low-maintenance and attractive approach. To the rear, the property enjoys a South facing, fully enclosed garden offering a good degree of privacy. A paved patio area adjoins the property, creating an ideal space for outdoor seating and entertaining, and leads onto an area of lawn, suitable for children, pets, or further landscaping.. The garden further benefits from a useful rear gate providing direct access to the car park, which is particularly convenient for bringing bulky items, garden furniture, or bicycles directly into the garden.



A notable benefit of the property is the provision of four allocated parking spaces, offering excellent convenience for multiple vehicles or visitors — a rare and valuable feature in a residential setting.



## Floor Plan



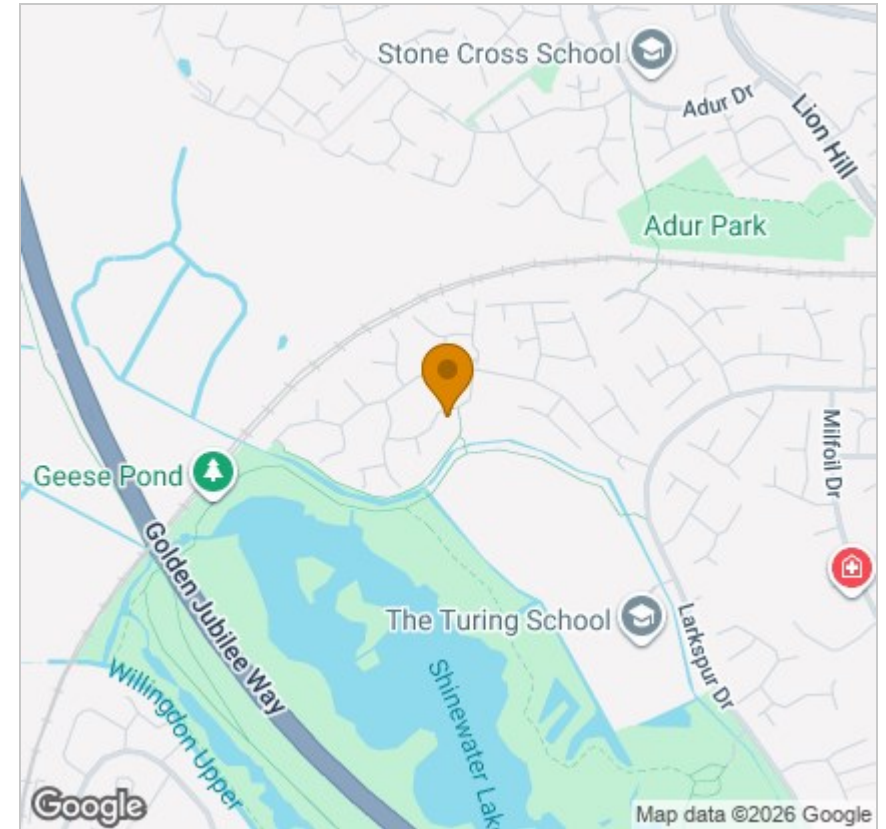
## Viewing

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

