



27 Shalfleet Close
Eastbourne, BN23 8DU

£300,000



27 Shalfleet Close

Eastbourne, BN23 8DU

Phil Hall Estate Agents brings to the market this well-presented and thoughtfully extended three-bedroom family home, ideally situated within the popular residential area of Shalfleet Close, Eastbourne. Offering generous and versatile living accommodation throughout, the property is perfectly suited to modern family life and benefits from off-road parking, a sunny rear garden, and convenient access to well-regarded local schools and a variety of nearby amenities.

Leading into the property you approach a useful entrance porch—ideal for coats and shoes—which in turn opens into a welcoming entrance hall. From here, stairs rise to the first floor and doors provide access to the ground floor accommodation. To the rear of the property, the home truly comes into its own with a spacious and extended reception area that has been designed to create a seamless flow between dining and living spaces. The dining area comfortably accommodates a family-sized table, making it perfect for both everyday meals and entertaining guests, while the adjoining living area offers a cosy yet bright environment, enhanced by a feature log burner and direct access to the rear garden.

The modern kitchen is positioned just off the hallway and is fitted with a comprehensive range of wall-mounted and base units with complementary work surfaces over. Integrated appliances include a built-in oven, hob, and extractor hood, with further space available for additional freestanding appliances. The ground floor is further complemented by a convenient cloakroom, adding to the practicality of the home.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms. The principal bedroom is a particularly comfortable space and benefits from built-in wardrobes, offering excellent storage solutions. The remaining two bedrooms are also of a good size, making them ideal for children, guests, or even a home office. Serving the bedrooms is a contemporary modern shower room.





LOCATION, LOCATION, LOCATION
Shalfleet Close is ideally positioned within a popular residential area of Eastbourne, offering a convenient and family-friendly setting. The property is within easy walking distance of well-regarded local schools, making it particularly appealing for families, while a range of everyday amenities, including shops and services, are close at hand. Excellent transport links are also nearby, providing easy access into Eastbourne town centre with its wider selection of shopping, dining, and leisure facilities, as well as the seafront and mainline railway station. The surrounding area also benefits from a variety of green spaces, perfect for outdoor activities.

Entrance Porch

Entrance Hall

Ground Floor Cloakroom
6'10 x 3'02 (2.08m x 0.97m)

Living Area
14'02 x 13'01 (4.32m x 3.99m)

Dining Area
17'08 x 11'07 (5.38m x 3.53m)

Kitchen
12'11 x 10'09 (3.94m x 3.28m)

First Floor Landing

Bedroom One
12'03 x 8'05 (3.73m x 2.57m)

Bedroom Two
12'06 max x 10'04 (3.81m max x 3.15m)

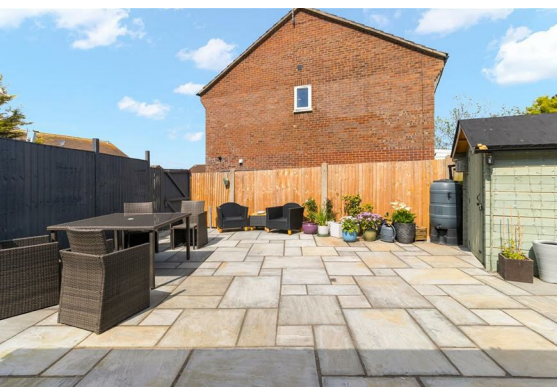
Bedroom Three
8'08 x 7'01 (2.64m x 2.16m)

Shower Room
7'00 x 6'02 (2.13m x 1.88m)

Outside

Externally, the property is equally impressive. To the front, a well-maintained driveway provides off-road parking for two vehicles, offering both convenience and practicality for family living. The frontage is neatly presented, creating an attractive first impression.

To the rear, the garden offers a private and enclosed space, perfect for both relaxation and entertaining. Enjoying a favourable sunny aspect, the garden has been thoughtfully designed for low maintenance, being predominantly laid to patio—ideal for outdoor dining and social gatherings. Raised flower borders add a splash of colour and greenery, enhancing the overall appeal, while a rear access gate provides added convenience.



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.

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 firm's 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

Area Map



Energy Efficiency Graph

