

PHIL HALL
ESTATE AGENTS

84 Crawley Crescent

Eastbourne, BN22 9RL

£300,000

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Phil Hall Estate Agents are delighted to bring to the market this beautifully presented two double bedroom semi-detached house, situated in the popular Hampden Park area of Eastbourne. Combining stylish and well-proportioned accommodation with the added convenience of two modern bath and shower rooms, off-road parking and a delightful private rear garden, this attractive home offers a wonderful opportunity for first-time buyers, couples and growing families looking for a property ready to move straight into.

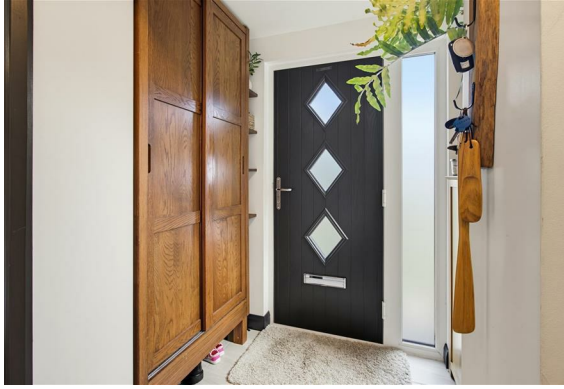
Perfectly positioned within easy reach of local schools, shops and Hampden Park train station, making this home an excellent choice for those who commute or simply appreciate having everything close at hand.

Upon entering the property, you are welcomed into a spacious and inviting entrance hall, offering plenty of room for coats, shoes and everyday essentials, whilst providing access to the ground floor accommodation and stairs leading to the first floor.

Positioned to the front of the property is a delightful living room, creating a warm and comfortable space in which to relax and unwind. A feature fireplace provides an attractive focal point, whilst a double-glazed window to the front allows natural light to fill the room. From here, access leads directly into the impressive kitchen/dining room.

The kitchen/dining room is very much the heart of the home, offering a wonderful combination of practicality and space for everyday family living and entertaining. The kitchen is fitted with a comprehensive range of wall-mounted and matching base units with work surfaces over, incorporating a built-in five-ring gas hob with extractor hood over and an oven, together with space for a freestanding fridge/freezer and washing machine. There is ample room for dining furniture, making this a sociable space to enjoy family meals or entertain friends, whilst direct access to the rear garden creates a lovely connection between indoor and outdoor living.

























A particularly appealing feature of this home is the addition of a modern ground floor shower room, beautifully fitted with a walk-in shower, WC and wash hand basin, providing excellent flexibility for busy households.

Leading upstairs, the first floor offers two generously proportioned double bedrooms. The impressive front-facing master bedroom benefits from an extensive range of floor-to-ceiling fitted wardrobes, providing excellent storage without compromising on bedroom space. The second bedroom is another well-proportioned double, ideal for family members, visiting guests or those requiring a dedicated home working space.

Completing the first floor accommodation is a modern family bathroom, fitted with a panel-enclosed bath, WC and wash hand basin.

Entrance Hall

Living Room
15'00 max x 11'05 (4.57m max x 3.48m)

Kitchen/Dining Room
18'07 x 9'02 (5.66m x 2.79m)

Ground Floor Shower Room
7'04 x 5'06 (2.24m x 1.68m)

First Floor Landing

Bedroom One
12'01 plus wardrobes x 11'16 (3.68m plus wardrobes x 3.35m)

Bedroom Two
11'09 x 9'02 (3.58m x 2.79m)

Bathroom
6'02 x 5'05 (1.88m x 1.65m)

Outside
Outside, the property continues to impress. To the front, a private driveway provides off-road parking alongside an attractive area of lawn, enhancing the property's kerb appeal.

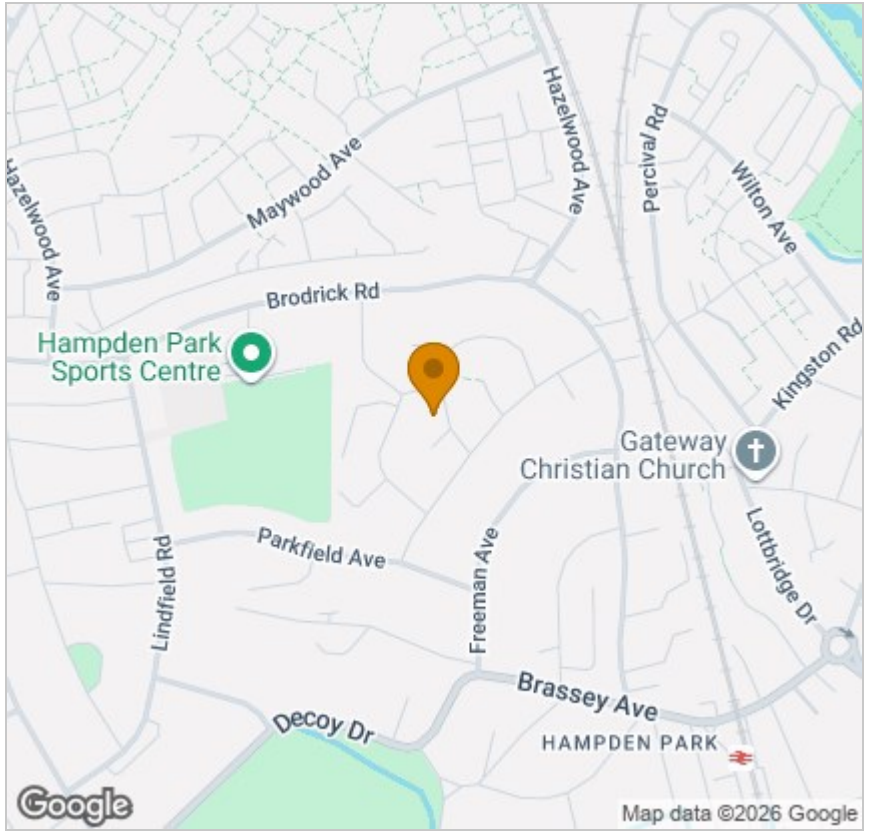
The fully enclosed private rear garden is predominantly laid to lawn, offering a delightful outdoor space for children to play, keen gardeners to enjoy or simply somewhere to relax during the warmer months. Further benefits include a useful brick-built storage shed and convenient side access leading to the front of the property.

Brick Built Storage Shed
10'09 x 4'05 (3.28m x 1.35m)

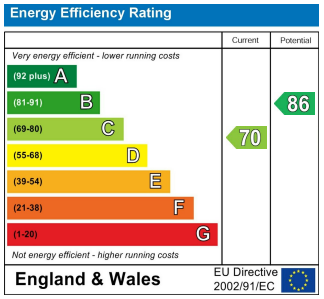
Floor Plan



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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