



4 Whitley Road
Eastbourne, BN22 8NJ

£250,000



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Phil Hall Estate Agents brings to the market this spacious and highly versatile three/four-bedroom semi-detached home, ideally positioned on Whitley Road in Eastbourne. Arranged over three floors, this attractive property offers generous and flexible accommodation, perfectly suited to modern family living. Conveniently located within a short walk of the seafront, local shops, and a variety of amenities, the property combines coastal living with everyday practicality.

Upon entering, you are welcomed into a bright entrance hall which provides access to all principal ground floor rooms, as well as stairs rising to the first floor.

The ground floor accommodation is particularly impressive, offering multiple reception spaces that can be adapted to suit a range of needs.

To the front, a spacious living room benefits from ample natural light, creating a warm and inviting atmosphere. There is a separate dining room ideal for entertaining, alongside a further reception room which could serve as a home office, playroom, or optional fourth bedroom depending on individual requirements. The ground floor is further complemented by a fitted kitchen and a conveniently located bathroom.

The first floor continues to impress, offering three well-proportioned bedrooms, each providing comfortable accommodation for family or guests. A family bathroom serves this level, while stairs lead to the second floor where a loft room is currently utilised as an additional bedroom. This space adds further flexibility and could also be used as a hobby room, study, or guest suite.

Overall, this is a fantastic opportunity to acquire a substantial and adaptable home in a desirable location, offering excellent access to the seafront and local amenities, making it an ideal choice for growing families or those seeking additional living space in a well-connected area.





LOCATION, LOCATION, LOCATION
Whitley Road is conveniently situated within easy reach of Eastbourne town centre, the picturesque seafront, and a range of local shops and amenities. The area is well served by transport links, offering straightforward access to the main road networks including the A22 and A27, providing direct routes to Brighton, Lewes, and further afield. Eastbourne railway station is also within easy reach, offering regular services to London and surrounding areas, making the location ideal for commuters as well as those seeking a well-connected coastal lifestyle.

Entrance Hall

Living Room
15'7 x 14'3 (4.75m x 4.34m)

Dining Room
12'6 x 12'00 (3.81m x 3.66m)

Third Reception Room
13'6 x 7'6 (4.11m x 2.29m)

Ground Floor Bathroom

Kitchen

First Floor Landing

Bedroom One
15'8 x 12'7 (4.78m x 3.84m)

Bedroom Two
12'7 x 10'11 (3.84m x 3.33m)

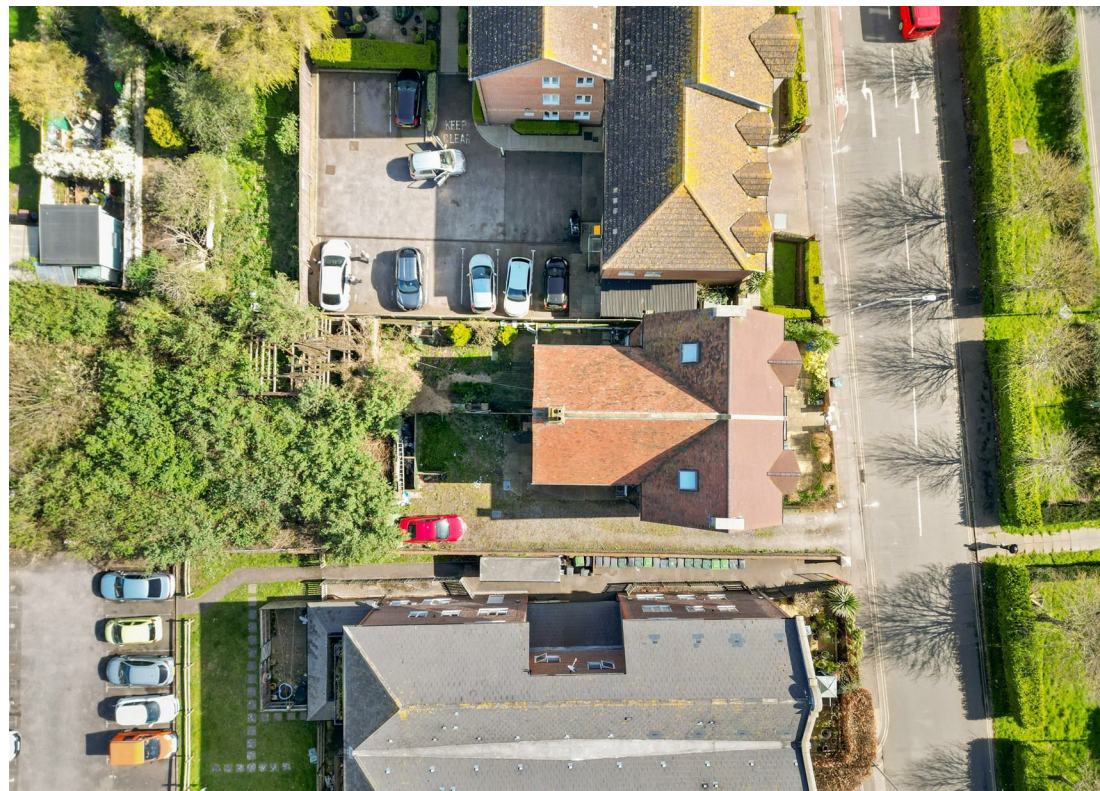
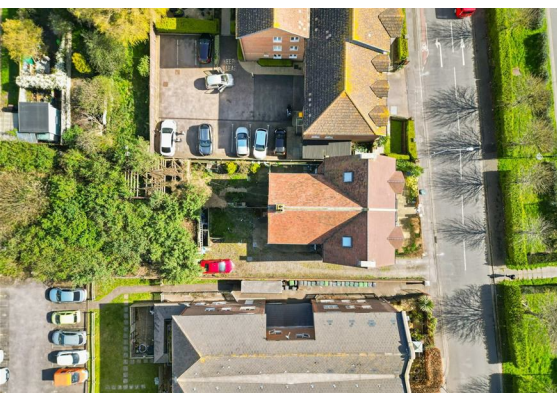
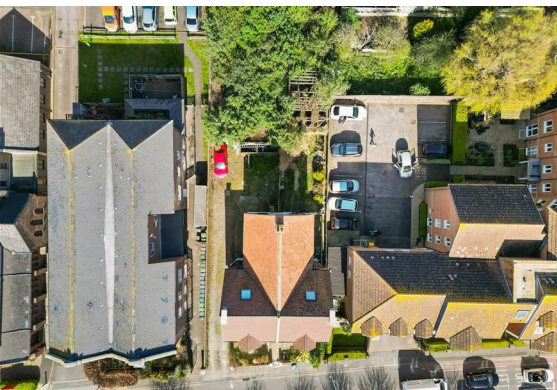
Bedroom Three
12'1 x 10'5 (3.68m x 3.18m)

Bathroom

Separate Cloakroom

Loft Room
15'00 x 13'2 (4.57m x 4.01m)

Outside
Externally, the property features a low-maintenance courtyard-style front garden, adding to its kerb appeal. To the rear, there is a private and enclosed garden, predominantly laid to lawn and bordered by mature shrubs, offering a peaceful outdoor space ideal for relaxing, gardening, or entertaining during the warmer months.



Floor Plan



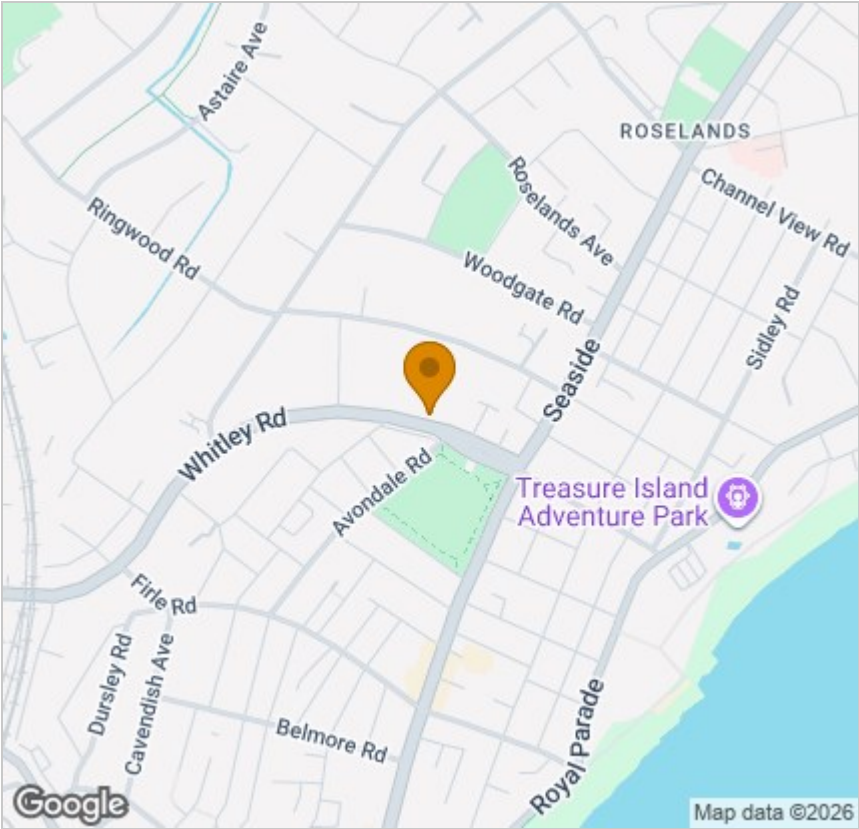
Viewing

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

