

PHIL HALL
ESTATE AGENTS

4 Campbell Mews

Eastbourne, BN23 5AH

£550,000

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Phil Hall Estate Agents are delighted to bring to the market this exceptionally well-presented four-bedroom semi-detached family home, enviably positioned within the prestigious Henley Park development on the highly sought-after North Harbour. Occupying a generous plot and arranged over three spacious floors, this attractive residence offers versatile living accommodation ideally suited to modern family life. Conveniently located within walking distance of the harbour waterfront, local shops, cafés, restaurants and the seafront, the property also benefits from access to a private residents' waterfront park just a short stroll away, providing a wonderful space to relax and enjoy the picturesque harbour surroundings.

The accommodation begins with the entrance hall which creates a sense of space and provides access to the principal ground floor rooms, together with stairs rising to the upper floors. Positioned to the front of the property is an impressive dual-aspect living room, flooded with natural light and enhanced by a charming bay window. This elegant reception room offers ample space for both relaxation and entertaining, creating a warm and inviting environment for family and guests alike.

Continuing through the ground floor, a modern cloakroom provides practical convenience, whilst to the rear of the property lies the heart of the home – a spacious kitchen/dining room. Thoughtfully designed, the kitchen is fitted with an extensive range of wall and base units complemented by work surfaces over, incorporating an integrated oven, hob and extractor hood. There is also designated space for other appliances, ensuring the kitchen caters effortlessly to the demands of modern living. The dining area provides an ideal setting for family meals and social gatherings, with direct access into the delightful conservatory beyond.

























The conservatory serves as a wonderful additional reception space and enjoys attractive views over the rear garden. Benefiting from triple glazing and heating, it can be comfortably enjoyed throughout the year, creating a versatile living area ideal for relaxing, entertaining or simply taking in the outlook over the beautifully maintained garden.

The first floor hosts two generously proportioned bedrooms and the family bathroom. The principal bedroom is an impressive double room situated to the front of the property, benefiting from fitted wardrobes and a contemporary ensuite shower room fitted with a modern three-piece suite. Bedroom two is another excellent-sized double room enjoying pleasant rear-aspect views across the garden. Completing this floor is the stylish family bathroom, fitted with a panel-enclosed bath, wash hand basin and WC, all presented in a clean and modern finish.

Occupying the second floor are two further well-proportioned bedrooms, offering flexibility for a growing family, guest accommodation, home office space or hobby rooms. These versatile rooms further enhance the property's appeal and ensure the accommodation can adapt to a variety of lifestyle requirements.

Entrance Hall

Ground Floor Cloakroom
5'10 x 3'00 (1.78m x 0.91m)

Living Room
15'11 x 14'04 into bay (4.85m x 4.37m into bay)

Kitchen/Dining Room
15'11 x 9'09 (4.85m x 2.97m)

Conservatory
12'08 x 12'08 (3.86m x 3.86m)

First Floor Landing

Bedroom One
13'10 x 11'10 (4.22m x 3.61m)

Ensuite Shower Room
8'09 x 3'09 (2.67m x 1.14m)

Bedroom Two
15'11 x 9'09 max (4.85m x 2.97m max)

Family Bathroom
6'03 x 6'02 (1.91m x 1.88m)

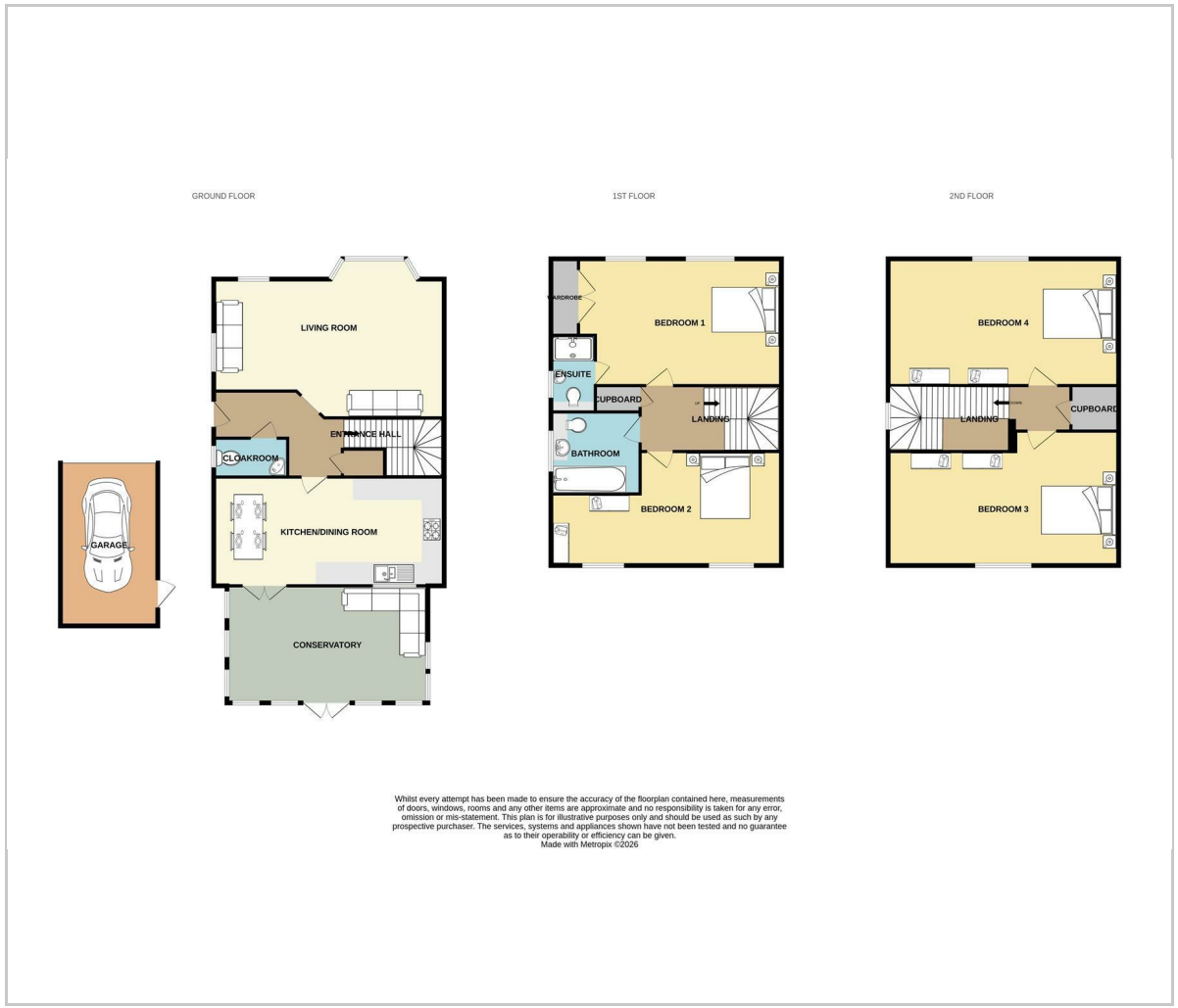
Second Floor Landing

Bedroom Three
16'00 x 12'10 max (4.88m x 3.91m max)

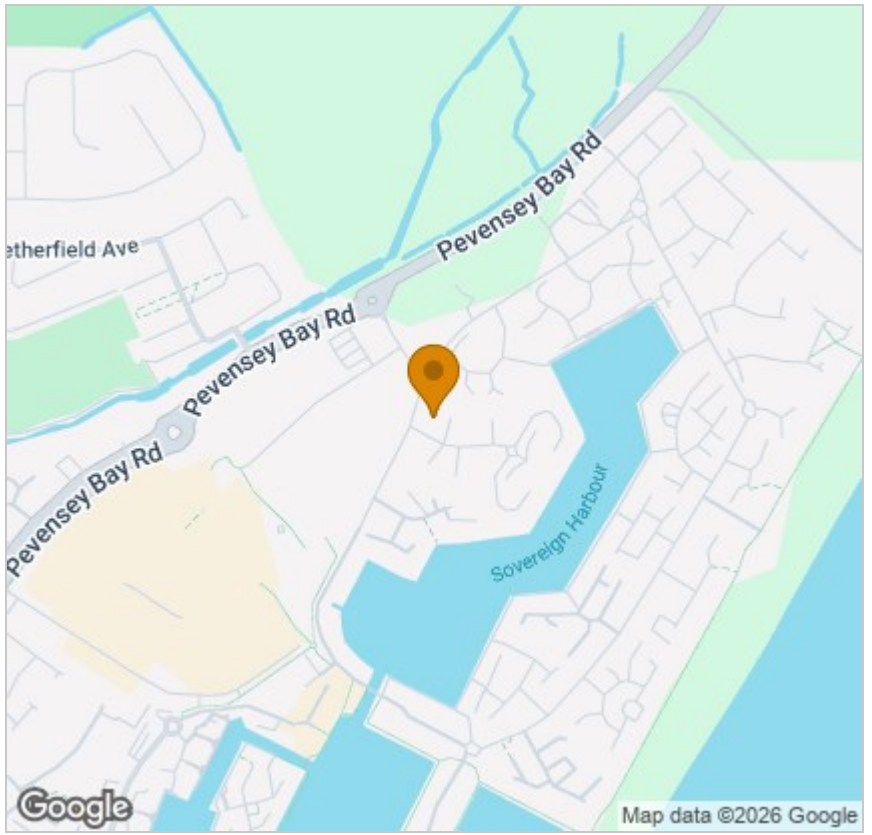
Bedroom Four
13'01 x 9'09 (3.99m x 2.97m)

Outside
Externally, the property continues to impress. To the side, a driveway provides off-road parking and leads directly to the detached garage, offering additional parking, storage or workshop potential. The rear garden has been thoughtfully landscaped to create a private and peaceful retreat. A composite decked seating area adjoins the rear of the property, making it ideal for outdoor dining and entertaining. This leads onto a well-maintained lawn bordered by an attractive selection of mature shrubs and colourful planting, creating year-round interest. A further patio area positioned at the rear of the garden provides an additional seating space to enjoy the sun throughout the day. The garden also benefits from side access to the front of the property and a personal door into the garage.

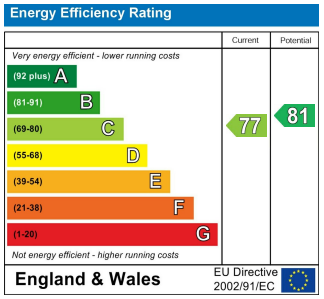
Floor Plan



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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