



33 Pococks Road  
Eastbourne, BN21 2RP

£350,000

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## 33 Pococks Road

Eastbourne, BN21 2RP

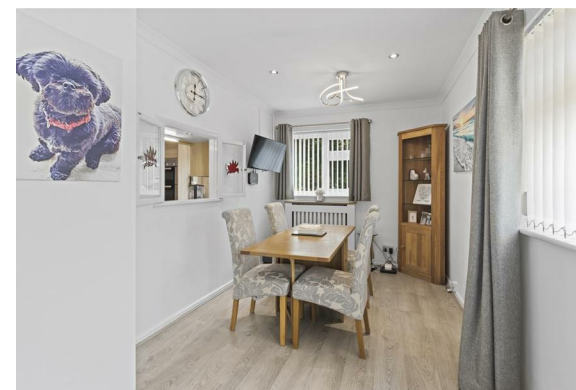
Phil Hall Estate Agents are delighted to bring to the market this spacious and beautifully presented two-bedroom semi-detached bungalow, located in the highly sought-after Rodmill area of Eastbourne. Positioned towards the end of Pococks Road, the property enjoys an attractive setting adjacent to open green space bordered by mature trees, offering a pleasant outlook and an enhanced sense of privacy. This desirable home is ideally situated within walking distance of Eastbourne District General Hospital, as well as local shops, well-regarded schools, and excellent bus routes, making it a superb choice for a variety of buyers including downsizers, professionals, and those seeking single-level living close to everyday amenities.

Upon entering the property, you are welcomed by a front porch, which leads into a spacious entrance hall and also offers access to a versatile utility/garden room—ideal for use as a laundry area, hobby space, or additional storage.

The heart of the home is the generously sized living room, which enjoys a bright and airy feel thanks to a large front-facing window and double doors that open directly onto the low-maintenance front garden. A charming feature fireplace provides a cosy focal point, while the L-shaped layout naturally flows into a defined dining area. This space benefits from dual-aspect double-glazed windows and a serving hatch through to the kitchen, creating a sociable and connected layout perfect for entertaining or everyday living.

The kitchen is modern and well-appointed, fitted with a comprehensive range of wall and base units with worktops over. It includes a built-in oven, hob with extractor hood, integrated dishwasher, and space for both a washing machine and fridge freezer. Practical and stylish, the kitchen caters to all the needs of a contemporary household.

Both bedrooms are positioned at the rear of the property, overlooking the rear garden, whilst the sleek and modern shower room completes the accommodation.







## LOCATION, LOCATION, LOCATION

Situated in the popular Rodmill area of Eastbourne, Pococks Road enjoys a highly convenient location close to a range of everyday amenities. Eastbourne District General Hospital is just a short walk away, making it ideal for NHS staff or those seeking nearby medical facilities. The area is well served by local shops, cafes, and reputable schools, while excellent bus links provide easy access to the town centre, seafront, and surrounding areas. Rodmill is known for its peaceful residential atmosphere, proximity to scenic down land walks, and a strong sense of community, making it a sought-after location for families, retirees, and professionals alike.



## Front Porch

6'03 x 3'11 (1.91m x 1.19m)

## Entrance Hall

## Living Area

20'00 x 11'00 (6.10m x 3.35m)

## Dining Area

11'06 x 8'02 (3.51m x 2.49m)

## Kitchen

9'10 x 8'06 (3.00m x 2.59m)

## Utility Room

12'09 x 7'10 (3.89m x 2.39m)

## Bedroom One

14'09 x 11'01 (4.50m x 3.38m)

## Bedroom Two

9'11 x 8'09 (3.02m x 2.67m)

## Shower Room

7'08 x 5'06 (2.34m x 1.68m)

## Outside

Externally, the property offers plenty of kerb appeal with a smart, paved front garden and a driveway providing ample off-road parking, which leads to a single garage.

The rear garden has been thoughtfully landscaped with low maintenance in mind and is arranged over two levels. A paved patio adjoins the rear of the property, ideal for outdoor seating or dining, while steps lead down to a second patio area, offering additional space to enjoy the outdoors in privacy and comfort.

With its spacious interior, attractive gardens, and superb location, this well-maintained bungalow on Pococks Road offers an exceptional opportunity for those seeking a move-in-ready home in one of Eastbourne's most popular residential areas.

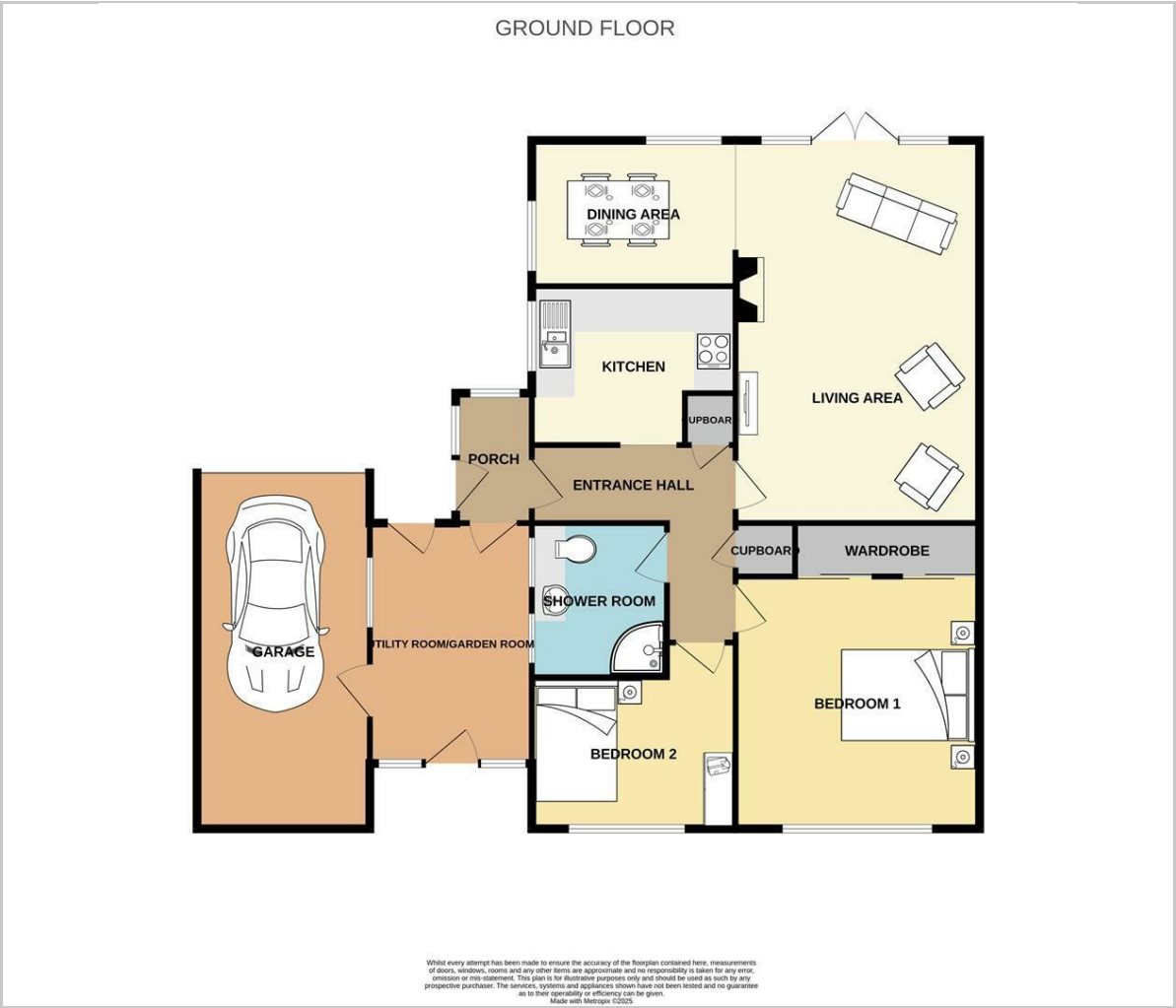
## Garage

17'03 x 8'04 (5.26m x 2.54m)





Floor Plan



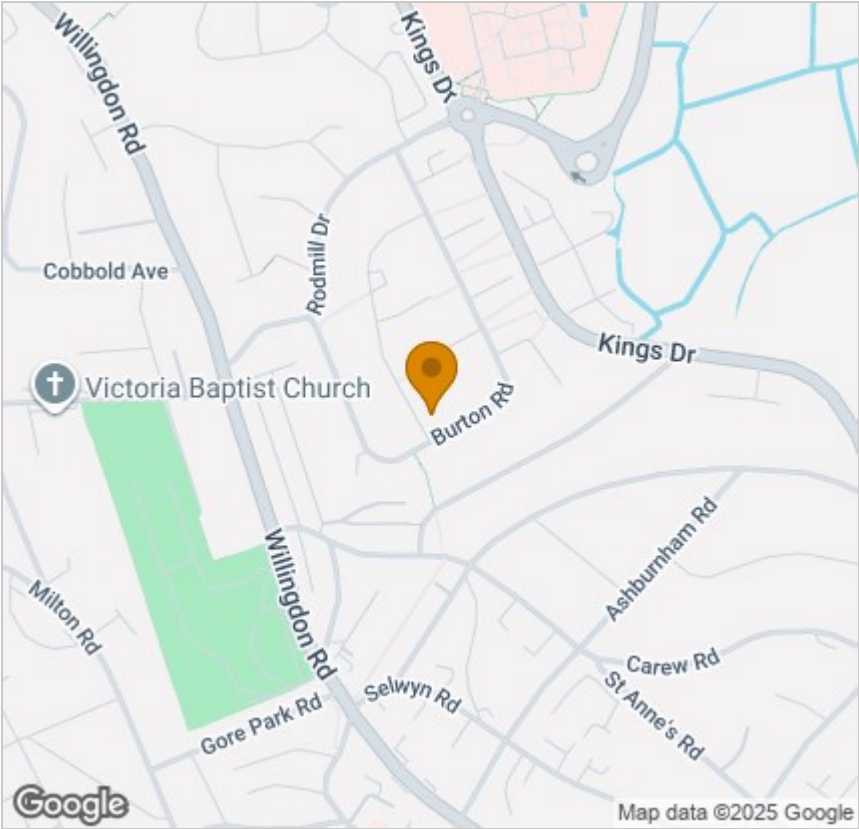
Viewing

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

