



52 Parkway
Eastbourne, BN20 9DY
£450,000

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Eastbourne, BN20 9DY

Phil Hall Estate Agents brings to the market this charming and deceptively spacious two-bedroom detached home, enviably positioned within the highly desirable Upper Ratton area of Eastbourne. Nestled within one of the town's most sought-after residential locations, the property enjoys a peaceful setting surrounded by attractive and well-maintained homes, whilst offering easy access to the breath-taking South Downs, nearby pubs, local shopping facilities and excellent transport links in and out of the town. Combining character, generous outdoor space and exciting future potential, this delightful home presents a rare opportunity for buyers looking to secure a property in an exceptional location.

Entering the home, you are welcomed by a small entrance hall which provides access to the principal ground floor accommodation. Positioned to the front of the property is the spacious living/dining room, a wonderfully bright and versatile reception space benefiting from a pleasant front-facing aspect. The room offers ample space for a range of lounge and dining furniture, making it ideal for both everyday living and entertaining alike. The generous proportions of the room create a warm and inviting atmosphere, whilst the layout allows for excellent flexibility depending on individual requirements.

Leading through from the entrance hall is the kitchen, a practical yet well-appointed space fitted with a range of wall-mounted and matching base units complemented by work surfaces. The kitchen is equipped with a built-in oven and hob and offers designated space for a washing machine and fridge freezer. Although compact in design, the room has been thoughtfully arranged to maximise functionality and storage. From the kitchen, an inner hallway provides access to the rear garden, the family bathroom and a connecting door back into the main reception room, creating a flowing and convenient ground floor layout.





The ground floor bathroom has been modernised and is fitted with an attractive four-piece suite comprising a panelled enclosed bath, separate walk-in shower cubicle, low-level WC and wash hand basin. Finished in a contemporary style, the bathroom offers both practicality and comfort for modern living.

Stairs rise to the first floor where the property continues to impress with two generously sized double bedrooms. Bedroom one is situated to the front of the property and enjoys a pleasant outlook, whilst bedroom two overlooks the rear garden and benefits from delightful leafy views. Both bedrooms offer excellent space for furnishings and storage, making them ideal for a variety of buyers including couples, downsizers or small families. Completing the first-floor accommodation is a particularly useful cloakroom fitted with a two-piece suite, adding further convenience to the layout of the home.

Entrance Hall

Living Room/Dining Room
19'04 x 11'10 (5.89m x 3.61m)

Kitchen
9'02 x 7'09 (2.79m x 2.36m)

Bathroom
11'01 x 6'04 (3.38m x 1.93m)

First Floor Landing

Bedroom One
14'00 x 12'00 (4.27m x 3.66m)

Bedroom Two
10'04 x 9'03 (3.15m x 2.82m)

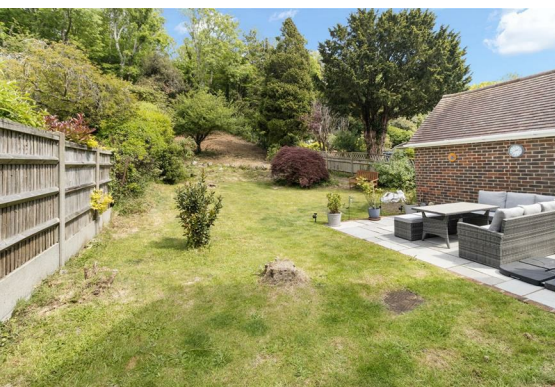
Upstairs Cloakroom
6'03 x 3'04 (1.91m x 1.02m)

Outside

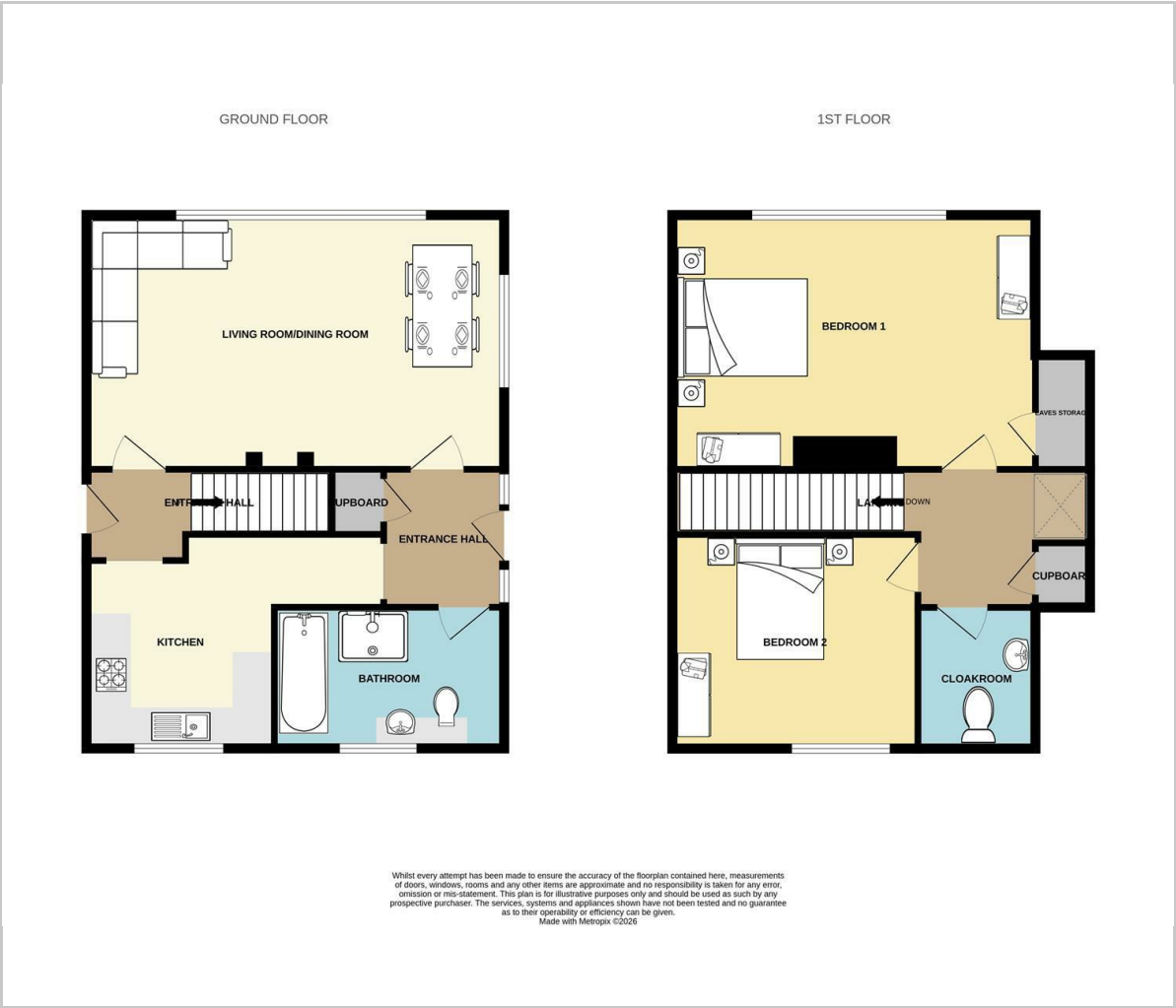
The property is approached via a private driveway providing off-road parking and access to a single garage, whilst the front garden is mainly laid to lawn, creating an attractive first impression.

Without doubt, one of the property's most outstanding features is the exceptional rear garden. Adjoining the rear of the house is a paved patio area providing the perfect space for outdoor seating and entertaining, leading onto an expansive lawn which stretches impressively towards an attractive wooded backdrop. The sheer size of the garden offers enormous potential for landscaping and enhancement, allowing a purchaser to create a truly stunning outdoor environment tailored to their own vision and lifestyle.

Furthermore, the generous plot presents exciting potential for extension and enlargement, similar to many neighbouring properties within the area, subject to the necessary planning consents. Even with future development, the property would still retain a substantial and enviable garden space, making this an exciting long-term opportunity for buyers looking to create their forever home in one of Eastbourne's premier residential locations.



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

