



88 Tideswell Road  
Eastbourne, BN21 3RT

Guide price £270,000



## 88 Tideswell Road

Eastbourne, BN21 3RT

Phil Hall Estate Agents brings to the market this well-presented and deceptively spacious two bedroom house with the added benefit of a converted loft room, ideally positioned within comfortable walking distance of Eastbourne town centre, the mainline railway station and the picturesque seafront. Offering versatile accommodation arranged over three floors and presented in good order throughout, this charming home would make an ideal purchase for first-time buyers, growing families or those seeking convenient access to local amenities without reliance on a car.

The property is approached via a small front garden with pathway leading to the entrance door. Upon entering, you are welcomed into a useful vestibule which in turn leads through to the entrance hall. The hallway provides access to the principal ground floor accommodation and stairs rising to the first floor, setting the tone for the well-balanced layout the home has to offer.

The living room is situated at the front of the property and benefits from a feature bay window, allowing for an abundance of natural light and creating a bright yet cosy reception space. An open archway leads through to the dining room, offering a sociable and flowing layout that is perfect for both everyday living and entertaining guests.

Spanning the full width of the property, the kitchen/breakfast room is a particular feature of the home. This impressive space provides ample room for a breakfast table or informal dining area, making it a true hub of the house. The kitchen itself is fitted with a range of wall-mounted and matching base units with work surfaces over, incorporating a built-in oven with four-ring gas hob. There is space and plumbing for a washing machine and dishwasher, along with space for a fridge freezer. Windows and door to the rear ensure the space feels light and airy while providing convenient access to the garden.





To the first floor, the landing gives access to two well-proportioned double bedrooms, a modern shower room, a separate cloakroom and stairs rising to the converted loft room.

Bedroom one is positioned to the front of the property and is a generous double room benefiting from fitted wardrobes, providing excellent storage. Bedroom two overlooks the rear garden and is another comfortable double room, ideal as a guest bedroom, children's room or home office.

The modern shower room has been thoughtfully fitted and comprises a walk-in shower cubicle, WC and wash hand basin, finished in a contemporary style. In addition, there is a separate cloakroom fitted with a two-piece suite comprising WC and wash hand basin — a highly practical feature for family living and visiting guests.

Stairs lead to the second floor where the converted loft room provides a versatile and adaptable space. Currently used by the sellers as an occasional bedroom, this bright room benefits from Velux-style windows to both the front and rear aspects, allowing natural light to flood in. This space could serve equally well as a third bedroom (subject to any necessary consents), home office, hobby room or snug, depending on individual requirements.

Guide Price £270,000 to £290,000

Entrance Vestibule

Entrance Hall

Living Room

14'09 into bay x 13'06 max (4.50m into bay x 4.11m max)

Dining Room

11'11 x 11'05 max (3.63m x 3.48m max)

Kitchen/Breakfast Room

17'07 x 8'09 (5.36m x 2.67m)

First Floor Landing

Bedroom One

16'03 max x 11'07 (4.95m max x 3.53m)

Bedroom Two

12'00 x 11'05 max (3.66m x 3.48m max)

Shower Room

10'07 x 8'02 (3.23m x 2.49m)

Cloakroom

4'09 x 2'07 (1.45m x 0.79m)

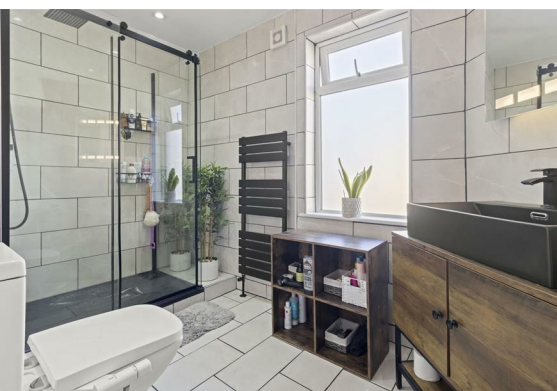
Loft Room

16'08 max x 11'07 (5.08m max x 3.53m)

Outside

The property is approached via a small front garden with pathway leading to the entrance door.

Externally, the rear garden is fully enclosed, offering privacy and low maintenance. It is predominantly laid to patio, ideal for outdoor dining and entertaining, and complemented by raised borders adding greenery and character. There is also a garden potting shed and a side access gate, enhancing practicality.



## Floor Plan



## Viewing

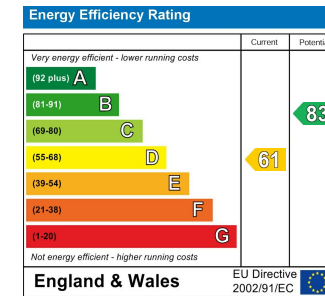
Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU  
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.