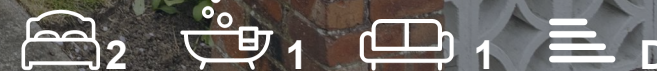




PHIL HALL
ESTATE AGENTS



158 Northbourne Road
Eastbourne, BN22 8RT
£260,000



158 Northbourne Road

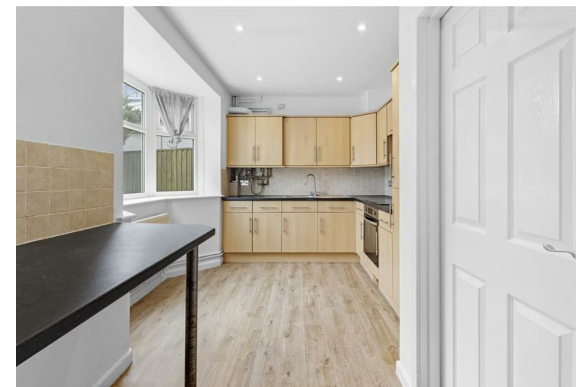
Eastbourne, BN22 8RT

Phil Hall Estate Agents brings to the market this delightful two double bedroom semi-detached home, enviably positioned within a highly sought-after residential area of Eastbourne. Ideally located within close proximity to the picturesque seafront, well-regarded local schools, and with easy access to the town centre and mainline railway station, this attractive property offers both convenience and lifestyle appeal. Beautifully presented throughout, the home has recently undergone refurbishment including fresh redecoration and new carpets, and is offered chain free, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

Upon entering the property, you are greeted by a handy entrance hall, providing access to the principal ground floor accommodation and stairs rising to the first floor. The living room is a warm and inviting space, benefitting from a charming bay window to the front which allows for an abundance of natural light, as well as a useful under-stairs storage cupboard. The layout flows seamlessly through to the kitchen/dining room, creating an ideal space for both everyday living and entertaining.

The kitchen/dining room is generously proportioned and thoughtfully arranged, offering a comprehensive range of wall-mounted and base units with complementary work surfaces over. It is well-equipped with a selection of integrated appliances, catering to modern living requirements, while still leaving ample space for a dining table. A further bay window overlooks the rear garden, enhancing the sense of space and light, and a side access door provides direct entry to the outdoor area—perfect for summer dining or family use.

The first floor accommodation continues to impress, comprising two well-sized double bedrooms, both of which benefit from built-in wardrobes, offering excellent storage solutions, whilst the bathroom is fitted with a clean and classic white three-piece suite.





LOCATION, LOCATION, LOCATION

Northbourne Road is situated within a popular and well-established residential area of Eastbourne, favoured for its convenient access to a wide range of local amenities and excellent transport links. The property is ideally positioned within close proximity to Eastbourne's picturesque seafront, offering scenic coastal walks, beaches, and a variety of leisure activities right on your doorstep.

The area is particularly popular with families due to the selection of well-regarded local schools nearby, along with parks and open green spaces, making it an ideal environment for both families and professionals alike. For everyday essentials, there are a number of local shops and convenience stores within easy reach, while Eastbourne town centre is just a short drive away, providing an extensive range of high street retailers, restaurants, cafés, and entertainment facilities.

Eastbourne railway station is also easily accessible, offering direct links to London, Brighton, and surrounding areas, making this an excellent location for commuters. Additionally, the nearby road networks provide convenient connections to the A27 and beyond.

Overall, Northbourne Road offers a perfect balance of coastal living and town convenience, making it a highly desirable location for a wide range of buyers.

Entrance Hall
4'04 x 3'11 (1.32m x 1.19m)

Living Room
13'06 into bay x 12'05 max (4.11m into bay x 3.78m max)

Kitchen/Dining Room
15'07 x 9'07 into bay (4.75m x 2.92m into bay)

First Floor Landing

Bedroom One
13'10 max x 10'09 into bay (4.22m max x 3.28m into bay)

Bedroom Two
11'05 x 9'11 max (3.48m x 3.02m max)

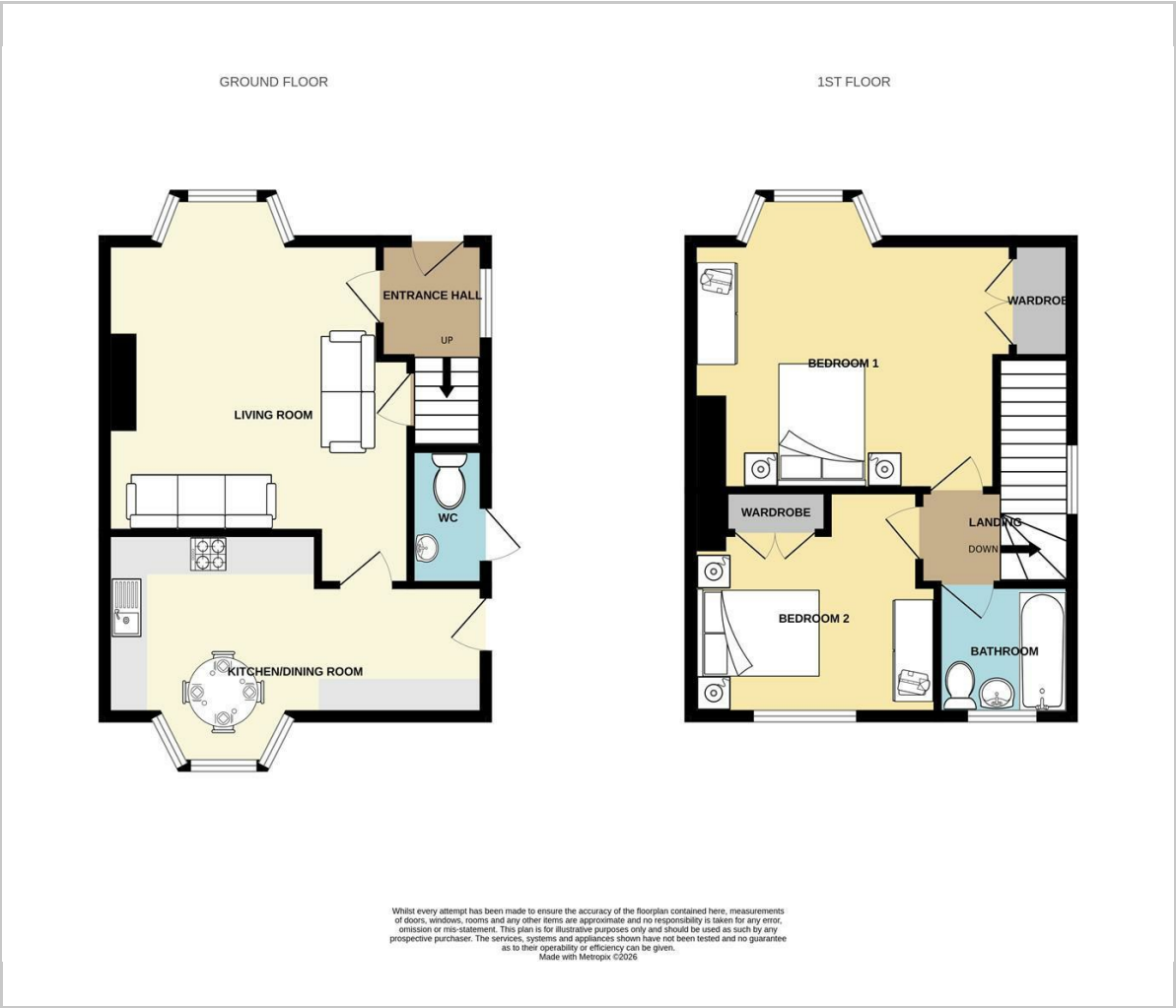
Bathroom

Outside

Externally, the property enjoys a private driveway to the front, providing convenient off-road parking, along with side access leading to the rear garden. The rear garden is a standout feature of the home—exceptionally generous in size and offering tremendous potential. Currently arranged with an area of hardstanding leading onto a pathway, it provides access to a brick-built storage shed and a charming summer house. In addition, there is a useful outside toilet, conveniently positioned beneath the staircase and accessed externally—ideal for garden use. The majority of the garden is laid to lawn, creating a vast and versatile outdoor space—ideal for families, keen gardeners, or those looking to create their own bespoke outdoor haven.



Floor Plan



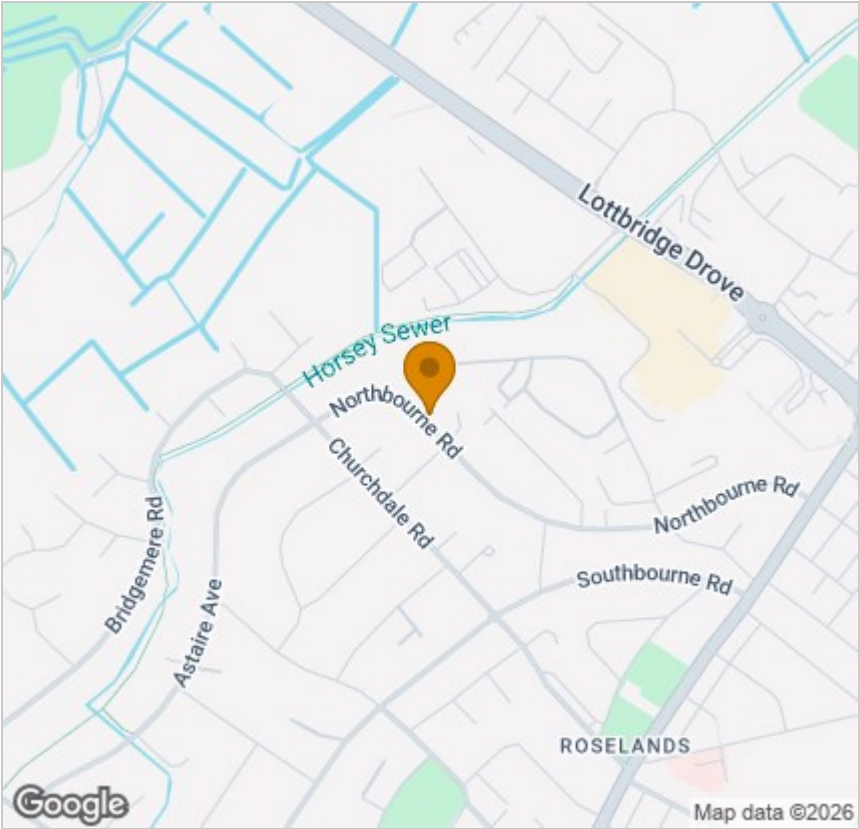
Viewing

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

