

PHIL HALL
ESTATE AGENTS

383 Seaside

Eastbourne, BN22 7RS

£250,000

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Phil Hall Estate Agents brings to the market this attractive and well-presented two bedroom terraced house, offering a wonderful combination of comfortable living accommodation, practical features and outdoor space. Whether you're looking for somewhere to call your first home or a property that offers easy maintenance without compromising on space, this could be just what you've been searching for.

A home that offers more than you might expect! With two reception rooms, a modern kitchen and shower room, a private garden and even a garage, this charming two bedroom terraced house has plenty to offer. Add to this a convenient location just a short stroll from Eastbourne's beautiful seafront and the added advantage of being sold chain free, and you have a fantastic opportunity for anyone looking to take their first step onto the property ladder, downsize or simply enjoy a home close to the coast.

Stepping inside, you're welcomed by a useful entrance porch, the perfect spot for leaving coats and shoes before entering the hallway, where stairs rise to the first floor and a door opens into the main living accommodation.

The spacious, front-facing living room is a lovely place to unwind after a busy day, with plenty of room for comfortable sofas and additional furniture. A feature opening leads through to the adjoining dining room, creating a wonderful flow between the two reception areas whilst still allowing each room to have its own identity. Whether you're enjoying a quiet evening in front of the television or entertaining family and friends, these two versatile spaces work beautifully together.

The dining room provides a dedicated area for enjoying meals, with ample space for a dining table and chairs. Its position between the living room and kitchen makes it particularly practical for everyday living, whilst also offering the flexibility to be adapted to suit your lifestyle.

























Moving through to the modern fitted kitchen, you'll find an attractive and practical space designed to make everyday cooking a pleasure. A range of wall-mounted and matching base units provides excellent storage, complemented by generous work surfaces for food preparation. The kitchen comes complete with a built-in electric oven, hob and extractor hood, together with space for a freestanding fridge/freezer, washing machine and dishwasher. A door opens directly onto the rear garden, perfect for stepping outside with your morning coffee or carrying food out for a summer barbecue.

Another welcome addition to the ground floor is the separate cloakroom, fitted with a WC and wash hand basin, a particularly useful feature when entertaining guests.

Heading upstairs, the first-floor landing leads to two bedrooms and a modern shower room.

The principal bedroom, positioned at the front of the house, offers a comfortable space to relax and recharge, with the added convenience of a built-in wardrobe helping to keep everything neatly organised. The second bedroom is equally versatile, whether required as a bedroom for family or guests, a nursery or perhaps that all-important home office.

Completing the first-floor accommodation is the modern shower room, fitted with a corner shower cubicle, WC and wash hand basin, offering a fresh, contemporary feel.

Entrance Porch
4'00 x 2'11 (1.22m x 0.89m)

Entrance Hall

Living Room
16'04 max x 11'10 (4.98m max x 3.61m)

Dining Room
16'03 max x 10'08 (4.95m max x 3.25m)

Kitchen
13'04 x 6'07 (4.06m x 2.01m)

Ground Floor Cloakroom
6'00 x 2'09 (1.83m x 0.84m)

First Floor Landing

Bedroom One
13'11 max x 11'11 (4.24m max x 3.63m)

Bedroom Two
10'10 x 9'01 (3.30m x 2.77m)

Shower Room
7'03 x 6'06 (2.21m x 1.98m)

Outside
Outside, there's plenty of opportunity to make the space your own. To the front of the property is a low-maintenance paved garden, providing a neat and practical approach to the house. For those who enjoy a little gardening, a selection of colourful pots and planters could easily transform this space and create an inviting first impression.

The rear garden is another appealing feature, offering a private and enclosed outdoor space where you can sit back, relax and enjoy some fresh air. Predominantly laid to patio for ease of maintenance, it's an ideal blank canvas for someone looking to create their own little outdoor retreat. Imagine a cosy seating area with festoon lighting, colourful planters and a table and chairs for enjoying those warmer evenings. A rear access gate provides additional convenience.

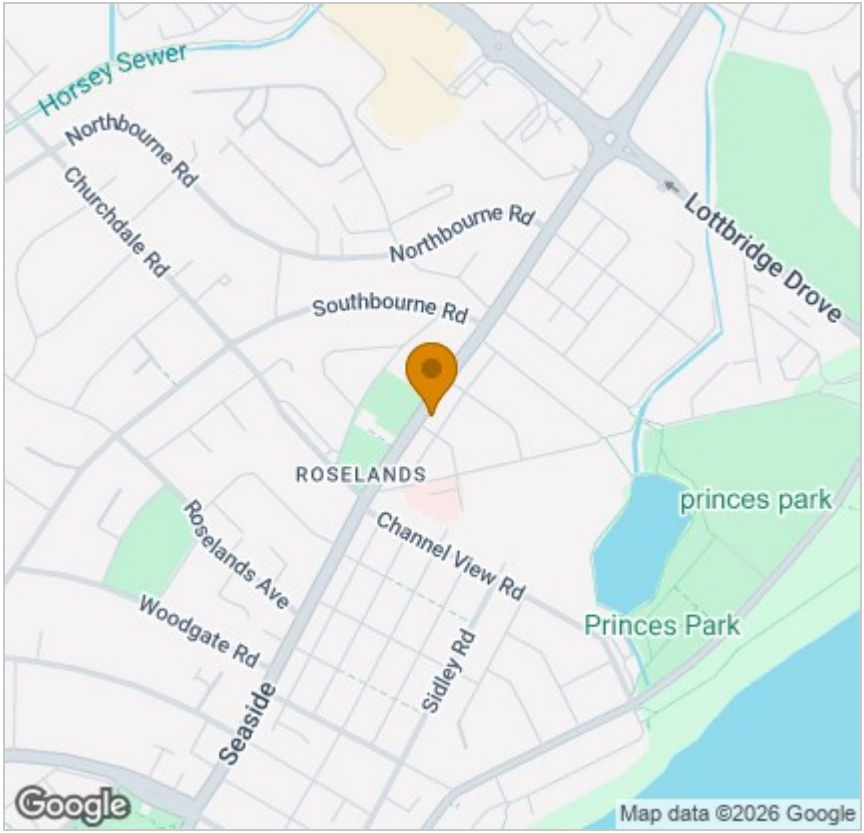
And there's one more feature that makes this property particularly appealing – its very own garage with power and lighting! Whether you're looking for somewhere to park a vehicle or simply need additional space for bicycles, tools and general storage, it's a fantastic bonus that adds even more practicality to this already appealing home.

Garage
20'08 x 9'09 (6.30m x 2.97m)

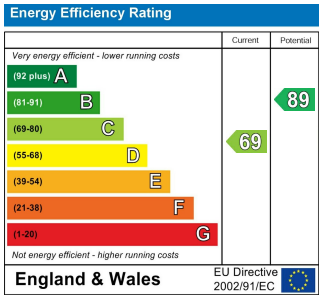
Floor Plan



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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