



4 Chilham Close
Eastbourne, BN23 7LB
£235,000



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Phil Hall Estate Agents brings to the market this two double bedroom terraced home, offered to the market chain free and tucked away in a private cul-de-sac location in Eastbourne. Offering spacious accommodation throughout, the property benefits from a conservatory, ground floor cloakroom and a private enclosed rear garden. While the home has been well cared for and is clean and tidy throughout, it would now benefit from a degree of modernisation, making it an ideal opportunity for first-time buyers, investors or those looking to put their own stamp on a property.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the convenient ground floor cloakroom before leading into the inner hallway. From here, you have access to both the kitchen/dining room and the living room. Positioned at the front of the property, the kitchen/dining room is fitted with a range of wall mounted and matching base units, complemented by built-in oven and hob, with additional space for a washing machine and fridge freezer. There is ample room for a dining table and chairs, making it an ideal space for everyday family meals and entertaining.

To the rear of the property is the bright and spacious living room, offering an excellent space to relax. From here, a rear hallway provides access to the conservatory and the staircase rising to the first floor. The conservatory enjoys pleasant views over the rear garden whilst also providing direct access outside, creating an additional reception area that can be enjoyed throughout much of the year.

The first floor offers two generous double bedrooms together with the family bathroom. The principal bedroom has been thoughtfully divided to create a separate dressing area, although this could easily be reinstated to form one particularly spacious double bedroom if preferred. The family bathroom is presented in clean and tidy condition but offers excellent scope for updating to suit modern tastes.





LOCATION, LOCATION, LOCATION
 Chilham Close is situated within a peaceful residential cul-de-sac on the outskirts of Eastbourne, offering a fantastic balance of tranquillity and convenience. A range of local shops, supermarkets and everyday amenities are all within easy reach, whilst families will appreciate the selection of nearby schools catering for all age groups. Excellent bus routes and road links provide straightforward access into Eastbourne town centre, where a wider selection of shopping, restaurants, leisure facilities and the mainline railway station offer regular services to London, Brighton and beyond. For those who enjoy the outdoors, nearby parks and the South Downs National Park provide wonderful opportunities for walking and recreation.

Entrance Hall

Ground Floor Cloakroom
 6'07 x 3'00 (2.01m x 0.91m)

Hall

Living Room
 13'03 x 12'09 max (4.04m x 3.89m max)

Conservatory
 12'08 x 5'08 (3.86m x 1.73m)

Kitchen/Dining Room
 11'07 x 9'03 (3.53m x 2.82m)

First Floor Landing

Bedroom One
 14'04 x 11'06 (4.37m x 3.51m)

Bedroom Two
 13'06 x 9'03 (3.96m; 1.83m x 2.82m)

Bathroom
 6'04 x 6'00 (1.93m x 1.83m)

Outside
 Outside, the front of the property features a lawned garden with a pathway leading to the entrance. The private rear garden is fully enclosed and designed for low maintenance, being predominantly laid to shingle. It also benefits from a useful storage shed and a rear access gate.



Floor Plan



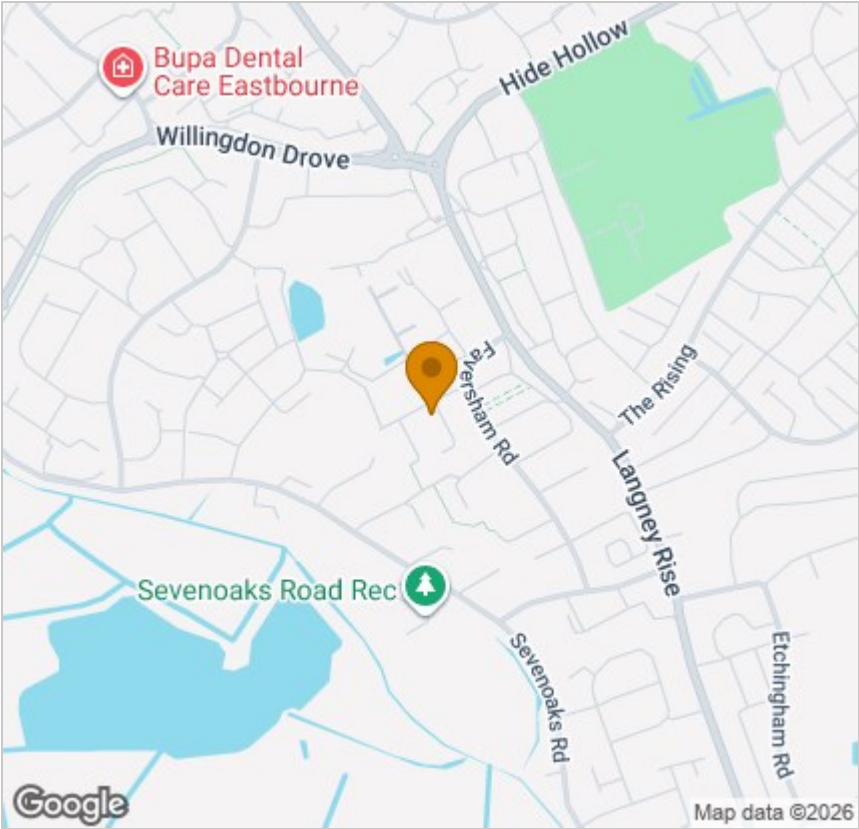
Viewing

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

