



169 Seven Sisters Road
Eastbourne, BN22 0QH

£325,000



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Phil Hall Estate Agents brings to the market this spacious three-bedroom detached home, enviably positioned in a secluded off-road location along Seven Sisters Road in Eastbourne. Requiring modernisation and redecoration throughout, the property offers buyers an exciting opportunity to create a superb family home tailored to their own style and specification. Ideally situated within easy reach of highly regarded local schools, nearby shops and regular bus routes, the property combines excellent potential with a highly convenient and sought-after residential setting. Offered to the market chain free, this is a rare chance to acquire a detached home with scope for improvement in a well-established area of Eastbourne.

Entering the property you approach the entrance hall which provides access to the ground floor accommodation, along with stairs rising to the first floor.

Positioned to the rear of the property is a generously sized living room, a bright and inviting space enhanced by a large rear-facing window overlooking the garden and double glazed double doors opening directly outside. With plenty of natural light and views across the garden, this room offers an ideal setting for both relaxing and entertaining.

To the front of the property is a separate dining room, offering an excellent formal dining space whilst also providing direct access through into the kitchen. The kitchen itself is clean, tidy and perfectly functional, although it would now benefit from updating. Fitted with a range of wall mounted and base units with work surfaces over, the room enjoys a practical layout and benefits from a double aspect with windows to both the front and side, together with a side access door. Subject to the necessary consents, there is excellent potential to open the kitchen into the dining room, creating a stunning open-plan kitchen/dining/family space suited perfectly to modern living.

Completing the ground floor is a convenient cloakroom





The first floor continues to offer well-proportioned accommodation with three bedrooms, a shower room and a separate cloakroom. Bedroom one is positioned to the front of the property and benefits from a range of built-in wardrobes, providing excellent storage. Bedrooms two and three overlook the rear garden and enjoy pleasant green views. The shower room is fitted with a shower cubicle and wash hand basin, whilst the separate cloakroom adds further practicality for family living.

Entrance Hall

Ground Floor Cloakroom
4'08 x 4'04 (1.42m x 1.32m)

Living Room
17'04 x 11'07 (5.28m x 3.53m)

Dining Room
12'00 max x 9'10 (3.66m max x 3.00m)

Kitchen
15'00 x 7'00 (4.57m x 2.13m)

First Floor Landing

Bedroom One
12'02 x 9'05 (3.71m x 2.87m)

Bedroom Two
11'09 x 9'08 (3.58m x 2.95m)

Bedroom Three
8'07 x 7'05 (2.62m x 2.26m)

Shower Room
5'10 x 5'05 (1.78m x 1.65m)

Cloakroom
5'07 x 2'06 (1.70m x 0.76m)

Outside

As you approach the property, you are greeted by an attractive front garden, mainly laid to lawn with mature planting, which sets the house back nicely from the pathway and provides a pleasant sense of privacy and kerb appeal.

The rear garden is fully enclosed and enjoys a good degree of privacy. Arranged with areas of patio, lawn and established shrubbery, the garden offers a wonderful blank canvas for any keen gardener or buyer looking to create a beautiful outdoor retreat for entertaining or relaxing. The property further benefits from a garage, adding valuable storage or parking options.

With its detached layout, secluded position, generous room sizes and outstanding scope for improvement, this chain free home represents an exciting opportunity for purchasers seeking a property they can modernise and truly make their own.



Floor Plan



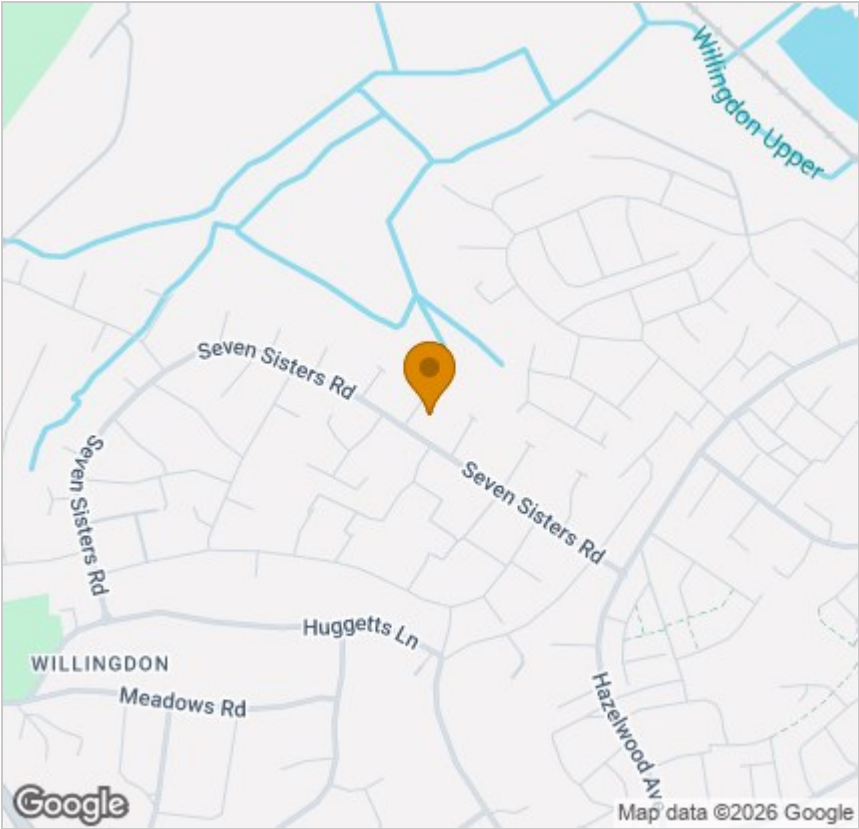
Viewing

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

