



7 Jellicoe Close  
Eastbourne, BN23 6DD

**Guide price £300,000**



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Phil Hall Estate Agents welcomes to the market Jellicoe Close, Eastbourne, which is a two double bedroom detached bungalow tucked away in a peaceful and highly sought-after cul-de-sac. This well-proportioned bungalow presents a rare opportunity to acquire a home in a quiet residential pocket of Eastbourne, just a short walk from local shops, public transport links, and the picturesque seafront. Perfectly positioned for those seeking tranquillity while remaining close to amenities, this property is ideal for downsizers, retirees, or anyone looking for single-level living near the coast.

While the bungalow is neatly presented and has been well cared for, it does offer scope for cosmetic updating and modernisation, making it an exciting opportunity for buyers to add their own personal touch and enhance its value.

As you enter the property, you're welcomed into a spacious L-shaped entrance hallway. At the heart of the home is a bright and airy living/dining room. This dual-purpose space is generously sized, easily accommodating both lounge furniture and a dining table. A large front-facing double glazed window floods the room with natural light, while a feature fireplace with a back boiler provides a charming focal point.

The separate kitchen, situated at the rear of the bungalow, is functional in its current form and offers excellent potential for refurbishment. It features a range of wall-mounted and matching base units with work surfaces over, as well as dedicated spaces for a cooker, washing machine, and fridge freezer. A rear door provides convenient access to the garden, ideal for indoor-outdoor living during the warmer months.

Bedroom One is located at the rear of the property, enjoying peaceful views of the garden through double-glazed double doors, which open directly onto the outdoor space.

Bedroom Two faces the front and also benefits from fitted wardrobes.

The bungalow also features a fully tiled wet room, which has been adapted for easy access.





Guide Price £300,000 to £325,000

#### LOCATION, LOCATION, LOCATION

Situated in a quiet and desirable cul-de-sac, Jellicoe Close enjoys a peaceful residential setting while remaining within easy reach of Eastbourne's most attractive amenities. The property is ideally positioned just a short walk from a selection of local shops, making daily essentials and conveniences easily accessible. For those who rely on public transport, there is a regular bus service nearby, providing easy connections to Eastbourne town centre, the train station, and surrounding areas. One of the standout features of this location is its close proximity to the beautiful Eastbourne seafront, offering scenic coastal walks, fresh sea air, and a peaceful place to relax. The surrounding area is well-regarded for its friendly community feel, well-kept streets, and easy access to healthcare, leisure facilities, and cafes. Whether you're looking to enjoy a slower pace of life or be within reach of vibrant town amenities, Jellicoe Close offers the perfect balance of seclusion and convenience in one of Eastbourne's most popular residential pockets.

#### Entrance Hall

#### Living Room/Dining Room

17'10 x 11'11 (5.44m x 3.63m)

#### Kitchen

10'04 x 7'10 (3.15m x 2.39m)

#### Bedroom One

13'08 x 11'11 (4.17m x 3.63m)

#### Bedroom Two

11'11 max x 10'05 max (3.63m max x 3.18m max)

#### Wet Room

6'07 x 5'06 (2.01m x 1.68m)

#### Outside

The external areas of this property are both practical and low maintenance. To the front, a well-maintained stone garden adds kerb appeal while keeping upkeep minimal. A private driveway runs alongside the property, providing off-road parking for several vehicles and leading to a detached single garage, ideal for secure storage or additional parking.

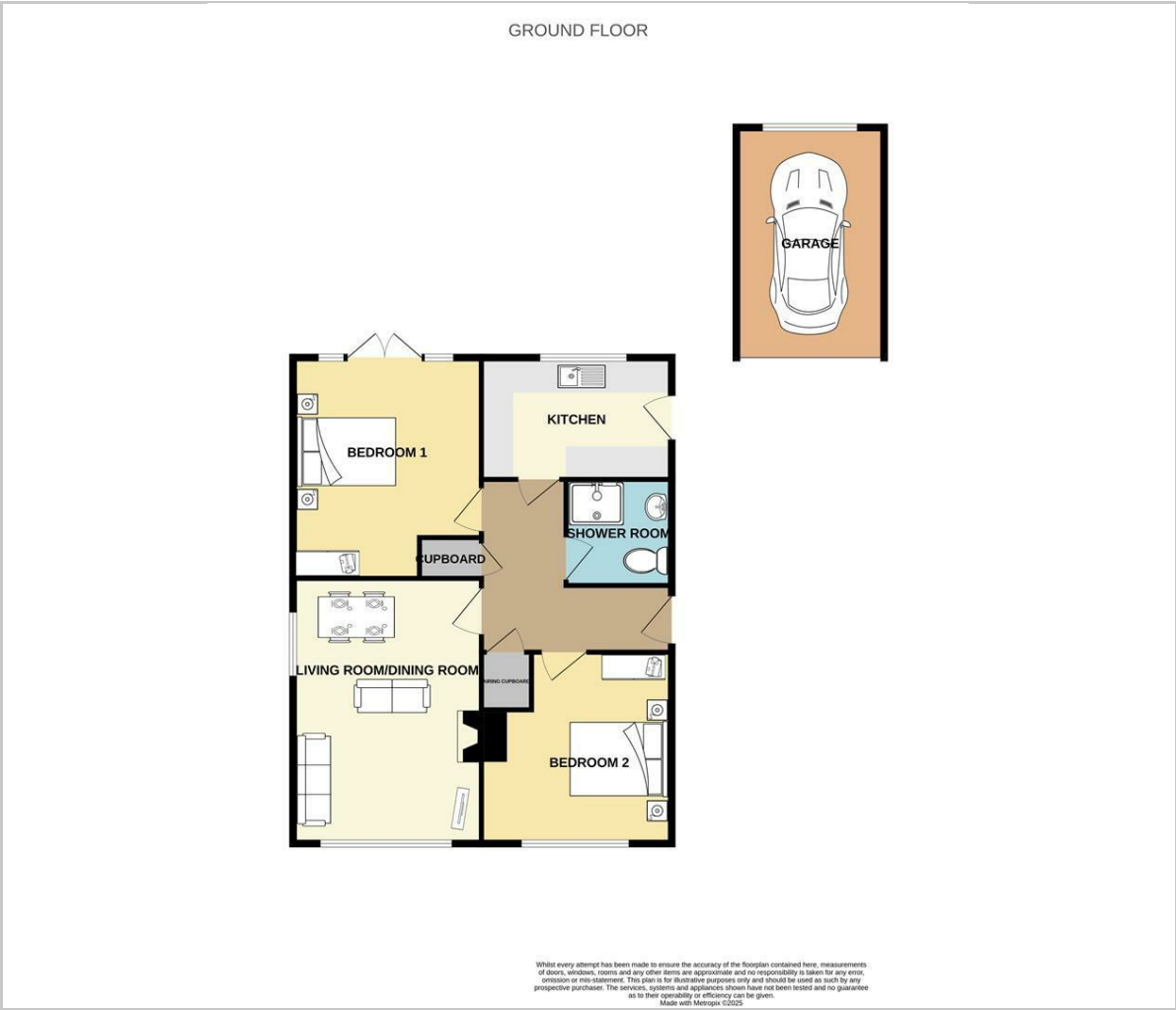
To the rear, the bungalow boasts a fully enclosed garden, perfect for enjoying the outdoors in privacy. A paved patio adjoins the property, offering an ideal spot for outdoor seating or al fresco dining. Beyond this lies a level lawned area, bordered by fencing for security and seclusion.

#### Garage

16'06 x 8'07 (5.03m x 2.62m)



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

