



32 Park Lane  
Eastbourne, BN21 2UY

Offers in the region of £745,000



## 32 Park Lane

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Phil Hall Estate Agents brings to the market this substantial and highly impressive four double bedroom detached residence, enviably positioned within the extremely sought-after Ratton area of Eastbourne. Boasting an attractive half flint and half tile-hung façade, this exceptional home offers generous and versatile accommodation throughout, complemented by beautifully maintained and truly stunning gardens.

This outstanding property combines space, character, and a prime residential location, making it a rare opportunity to acquire a distinguished family home in one of Eastbourne's most desirable areas.

Upon entering the property, you are welcomed by a spacious entrance hall which sets the tone for the rest of the home, providing access to the principal ground floor accommodation and stairs rising to the first floor. The generous living room is a particularly inviting space, featuring a charming fireplace and enjoying direct access to the rear garden, allowing for a seamless connection between indoor and outdoor living. An elegant feature archway leads through to the separate dining room, creating an ideal setting for both formal entertaining and family gatherings.

The kitchen/breakfast room is both stylish and practical, offering ample space for a dining table if required. The kitchen itself is fitted with a comprehensive range of wall-mounted and base units with work surfaces over, and benefits from a range cooker with extractor hood, an integrated dishwasher, and space for an American-style fridge freezer. From here, the conservatory provides a delightful additional reception area, offering lovely views across the rear garden and flooding the space with natural light.

Further ground floor accommodation includes a useful utility room with space for a washing machine and tumble dryer, which also provides internal access to the garage. There is also a cloakroom and a separate study, offering excellent flexibility and potential to be used as a fifth bedroom.





To the first floor, the property continues to impress with four well-proportioned double bedrooms. Bedrooms one and two enjoy a pleasant rear aspect overlooking the garden, with the principal bedroom benefitting from fitted double wardrobes and a spacious ensuite bathroom. The ensuite is fitted with a five-piece suite comprising a walk-in shower cubicle, panelled enclosed bath, WC, bidet, and wash hand basin, providing a luxurious and private retreat. Bedrooms three and four are positioned to the front of the property, with bedroom three also featuring fitted wardrobes. The family bathroom is fitted with a modern four-piece suite including a walk-in shower cubicle, panelled bath, WC, and wash hand basin.

Entrance Hall

Ground Floor Cloakroom  
6'02 x 4'00 (1.88m x 1.22m)

Living Room  
23'03 x 13'00 (7.09m x 3.96m)

Dining Room  
13'01 x 9'08 (3.99m x 2.95m)

Kitchen/Breakfast Room  
18'07 x 9'09 (5.66m x 2.97m)

Utility Room  
11'01 x 6'00 (3.38m x 1.83m)

Conservatory  
18'03 x 8'07 (5.56m x 2.62m)

Study/Bedroom Five  
10'00 x 8'07 (3.05m x 2.62m)



First Floor Landing

Bedroom One  
18'03 max x 14'11 max (5.56m max x 4.55m max)

Ensuite Bathroom  
9'05 x 7'04 (2.87m x 2.24m)

Bedroom Two  
15'00 x 11'01 (4.57m x 3.38m)

Bedroom Three  
14'00 x 11'11 (4.27m x 3.63m)

Bedroom Four  
11'03 x 11'00 (3.43m x 3.35m)

Family Bathroom  
14'00 x 6'09 (4.27m x 2.06m)

Outside

Externally, the property continues to impress. To the front, a sweeping brick-block driveway provides ample off-road parking and leads to the garage, while an area of lawn and side access enhances both convenience and kerb appeal. The rear garden is a true highlight of the home—fully enclosed and thoughtfully arranged, it features a paved patio area adjoining the property, perfect for outdoor dining and entertaining, leading onto a generous expanse of lawn beyond. The garden offers a wonderful sense of privacy and tranquillity, making it an ideal space for families and those who enjoy outdoor living.

Garage  
16'05 x 11'01 (5.00m x 3.38m)



## Floor Plan



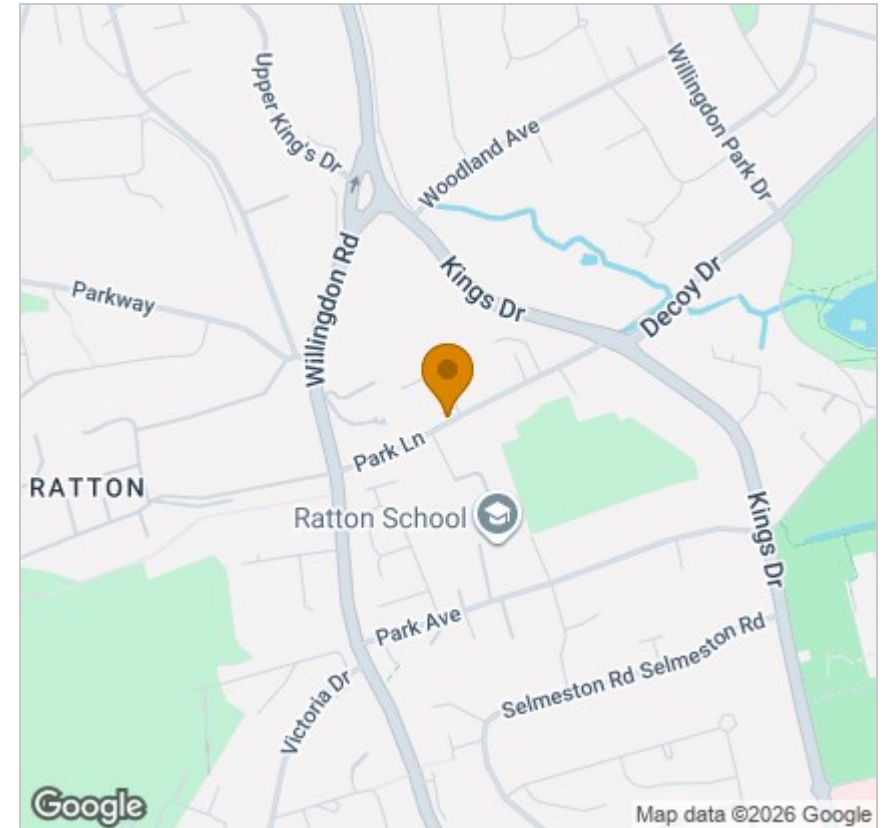
## Viewing

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

