



5 Warrior Square  
Eastbourne, BN22 7DB

£270,000



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Phil Hall Estate Agents brings to the market this charming and well-presented three-bedroom end-of-terrace period home, enviably positioned within the sought-after Warrior Square in Eastbourne. Located just a short stroll from the picturesque seafront, the property offers a rare opportunity to acquire a home steeped in history, dating back to the 19th century when it served as accommodation for officers stationed at the nearby Eastbourne Redoubt, constructed as part of the coastal defences during the Napoleonic Wars.

The property is approached via a useful entrance area, ideal for the storage of coats and footwear, setting a practical tone upon arrival. This leads seamlessly into a bright and welcoming living room, which enjoys a light and airy feel and acts as the heart of the home. The room benefits from stairs rising to the first floor, with convenient under-stairs storage, and provides direct access through to the kitchen, creating a natural flow for both everyday living and entertaining.

The kitchen is thoughtfully arranged and fitted with a range of wall-mounted units, base cupboards, and open shelving, all complemented by ample work surfaces. It comes equipped with a built-in oven and gas hob with extractor hood above, while also offering designated space for an under-counter washing machine, fridge, and freezer. The ground floor further benefits from a modern cloakroom fitted with a contemporary suite, along with a highly practical utility cupboard, currently housing a tumble dryer.

To the first floor, the property offers three bedrooms, all well-proportioned and versatile in use, making them suitable for family living, guest accommodation, or home working. Bedrooms one and three are positioned to the front of the property, enjoying a pleasant outlook. The accommodation is completed by a stylish and modern shower room, fitted with a walk-in shower cubicle, low-level WC, and wash hand basin.





**LOCATION, LOCATION, LOCATION**  
Warrior Square is ideally situated within a highly desirable and established residential area of Eastbourne, offering the perfect balance of coastal living and everyday convenience. The property lies just a short walk from the town's picturesque seafront, where residents can enjoy scenic coastal walks, beaches, and access to the promenade stretching towards the renowned Eastbourne Pier.

The area is well-served by a range of local amenities, including independent shops, cafes, and restaurants, while more comprehensive shopping and leisure facilities can be found within Eastbourne town centre. The nearby Sovereign Harbour also offers an attractive selection of waterfront eateries, boutique shops, and leisure activities, making it a popular destination for both residents and visitors alike.

For those needing to commute, Eastbourne railway station provides regular services to Brighton, London, and surrounding areas, while good road links via the A27 and A22 offer convenient access across the South East.

The location is also rich in history and character, with the nearby Eastbourne Redoubt serving as a reminder of the town's strategic importance during the Napoleonic Wars. In addition, the surrounding area offers a variety of green spaces and coastal countryside, including the stunning South Downs National Park, ideal for walking, cycling, and outdoor pursuits.

Overall, this location combines seaside charm, historical interest, and excellent connectivity, making it a highly sought-after setting for a wide range of buyers.

**Entrance Area**  
4'04 x 4'02 (1.32m x 1.27m)

**Living Room**  
15'04 max x 10'11 (4.67m max x 3.33m)

**Kitchen**  
11'11 x 7'10 (3.63m x 2.39m)

**Ground Floor Cloakroom and Utility**  
7'10 x 3'01 (2.39m x 0.94m)

**First Floor Landing**

**Bedroom One**  
10'10 x 8'11 max (3.30m x 2.72m max)

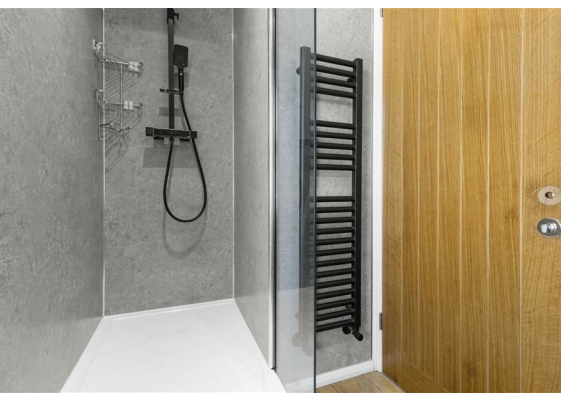
**Bedroom Two**  
8'10 x 7'08 max (2.69m x 2.34m max)

**Bedroom Three**  
7'00 x 5'09 (2.13m x 1.75m)

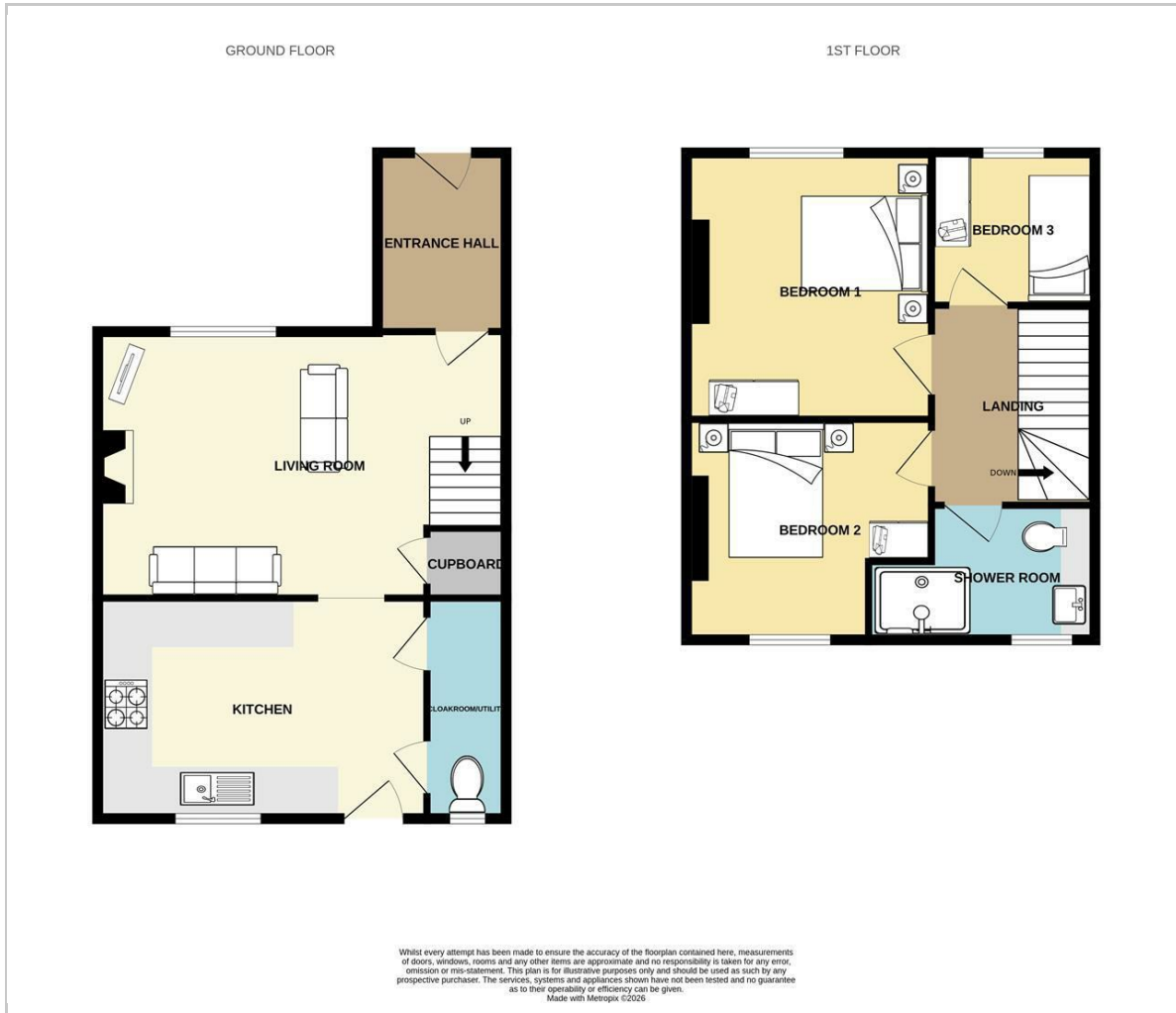
**Shower Room**  
8'07 max x 4'04 (2.62m max x 1.32m)

**Outside**

Externally, the property enjoys a delightful front garden with a favourable southerly aspect, allowing for plenty of natural sunlight throughout the day. The garden is predominantly laid to lawn and is enhanced by a variety of established borders and a feature palm tree, creating an attractive and relaxing outdoor space that is both low-maintenance and visually appealing.



## Floor Plan



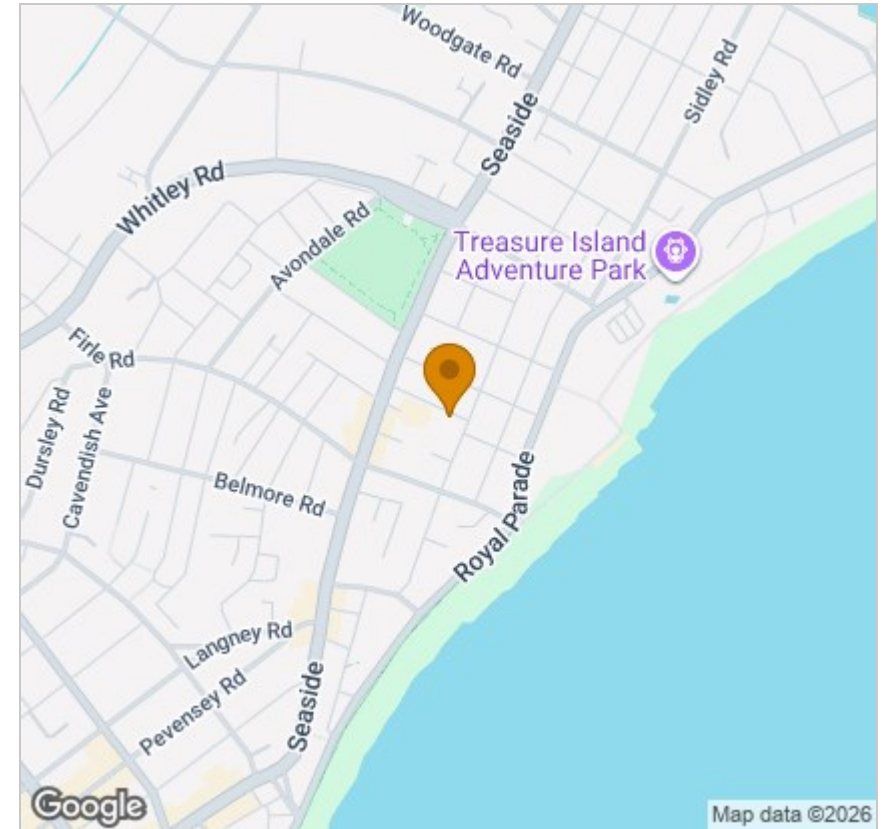
## Viewing

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

