

8 Vicarage Road

Eastbourne, BN20 8AU

Guide price £290,000

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Phil Hall Estate Agents brings to the market this delightful and characterful three-bedroom red-brick townhouse, enviably positioned in the heart of Eastbourne's highly sought-after Old Town. Beautifully presented and full of individual charm, this wonderful home has been lovingly cared for by the current owners for many years, creating a warm and inviting property that perfectly blends period character with comfortable living. Situated within easy walking distance of local shops, highly regarded schools and the picturesque Gildredge Park, this is a home that offers both lifestyle and convenience in equal measure.

Stepping through the front door, you are welcomed by a practical entrance porch, providing the perfect space for coats and shoes before leading into the charming living room. This inviting reception room immediately showcases the home's unique personality, featuring a beautiful curved bay window that floods the room with natural light, together with an attractive feature fireplace that creates a cosy focal point.

Beyond the living room is the inner hallway, which provides access to the first-floor accommodation via the staircase and leads through to the impressive kitchen/dining room. Full of warmth and character, this delightful space has been thoughtfully arranged to provide ample room for a family dining table alongside a range of freestanding appliances. It is a room designed for both everyday living and entertaining, with direct access leading out into the rear garden.

The first floor comprises two well-proportioned bedrooms together with a modern shower room which is fitted with a walk in shower, wc and wash hand basin, offering comfortable accommodation for family members or guests. Occupying the entire second floor is the impressive principal bedroom, a peaceful retreat benefiting from useful eaves storage and enjoying a wonderful sense of privacy away from the rest of the home.

























Guide Price £290,000 to £300,000

LOCATION, LOCATION, LOCATION
Old Town remains one of Eastbourne's most desirable and established residential areas, renowned for its attractive period homes, welcoming community atmosphere and excellent range of everyday amenities. Vicarage Road is perfectly positioned within walking distance of independent shops, cafés, supermarkets and local conveniences, whilst families will appreciate being within the catchment area for several highly regarded schools.

Gildredge Park is just a short stroll away, providing beautiful open green space, tennis courts, children's play areas and pleasant walks. Eastbourne town centre, the mainline railway station, seafront and the stunning South Downs National Park are all easily accessible, making this a fantastic location for commuters, families and those looking to enjoy everything Eastbourne has to offer.

Front Porch
3'08 x 3'02 (1.12m x 0.97m)

Living Room
12'00 max x 11'07 max (3.66m max x 3.53m max)

Kitchen/Dining Room
11'11 max x 11'05 (3.63m max x 3.48m)

First Floor Landing

Bedroom Two
12'06 max x 11'03 (3.81m max x 3.43m)

Bedroom Three
11'04 x 6'10 max (3.45m x 2.08m max)

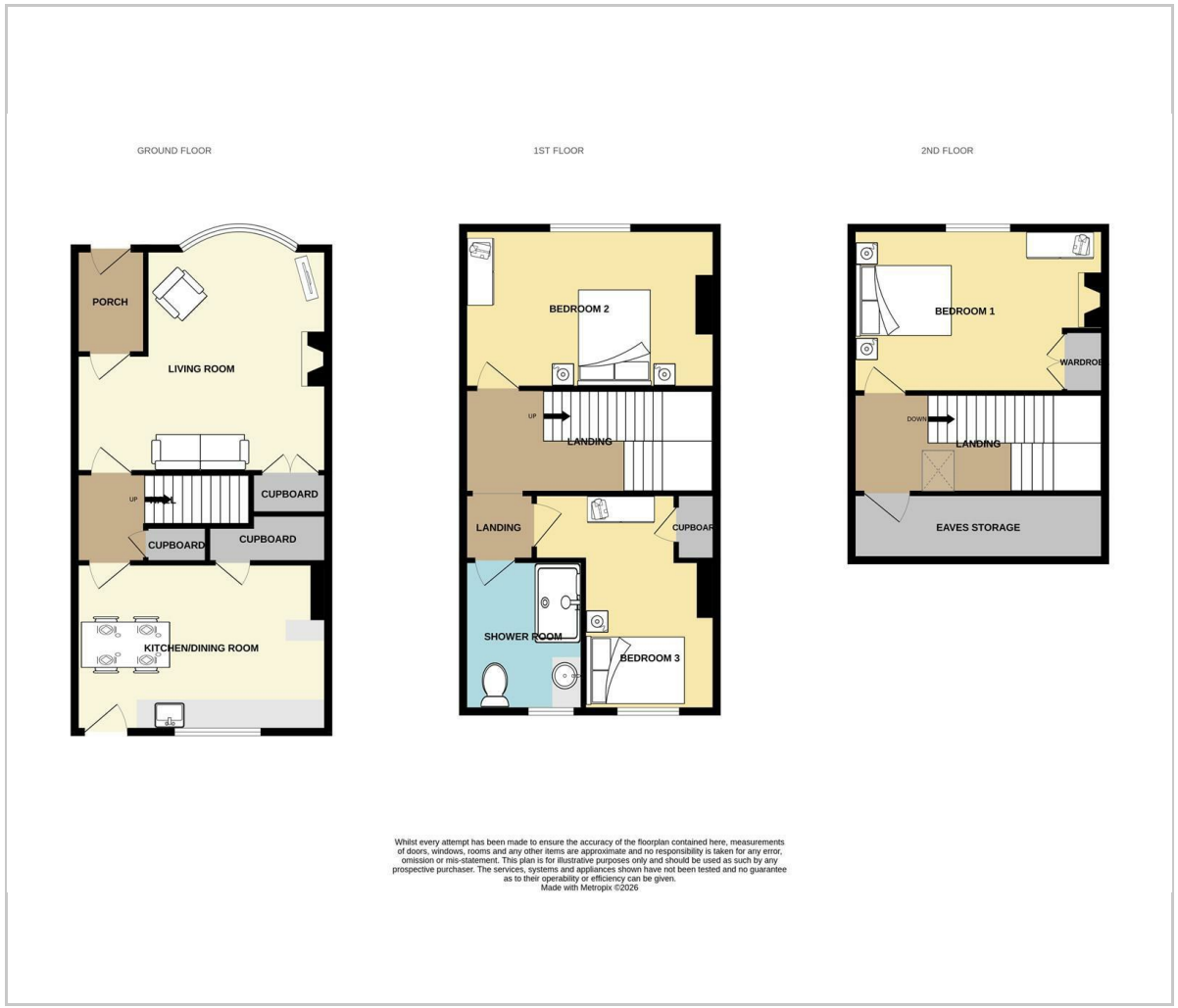
Shower Room
7'11 x 5'03 (2.41m x 1.60m)

Second Floor Landing

Bedroom One
12'07 max x 11'04 (3.84m max x 3.45m)

Outside
Outside, the cottage-style rear garden provides a charming and secluded outdoor space, ideal for relaxing or enjoying a morning coffee. Fully enclosed for privacy, the garden is predominantly brick-blocked for ease of maintenance whilst retaining attractive shrub borders that add colour and character throughout the seasons. A useful garden shed provides additional storage, and a rear access gate adds further practicality.

Floor Plan

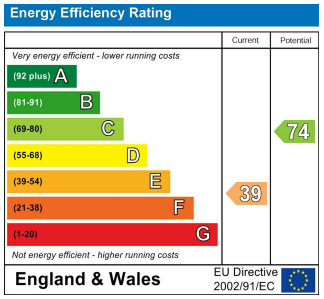


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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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7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk