



3 Petworth Place
Eastbourne, BN22 9QY

£335,000



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Phil Hall Estate Agents welcomes to the market this beautifully presented family home tucked away in a quiet cul-de-sac within easy reach of local schools, shops, and Hampden Park train station. This immaculately presented four-bedroom end of terrace home offers a perfect blend of space, modern comfort, and practicality. Split over three floors and maintained to an excellent standard throughout, the property provides well-balanced accommodation ideally suited to growing families or those seeking a stylish, low-maintenance home in a highly convenient location.

Upon entering the property, a neat front porch leads into a bright and welcoming entrance hall, setting the tone for the rest of the home.

The spacious living room features a charming central fireplace, creating a warm and inviting atmosphere — perfect for relaxing evenings or family gatherings. The living room flows seamlessly into a separate dining room, offering an ideal space for entertaining or formal dining.

Leading into the conservatory, which enjoys lovely views across the rear garden. This light-filled room enhances the sense of space and can serve as an additional sitting area, playroom, or simply a tranquil spot to unwind while overlooking the outdoors.

The modern kitchen is thoughtfully designed, offering a comprehensive range of wall-mounted and matching base units with work surfaces over. It comes equipped with a built-in five-ring gas hob with extractor hood, integrated oven, dishwasher, and washing machine, along with ample space for a fridge freezer. The layout provides both functionality and style, catering to the needs of a busy household. Completing the ground floor is a contemporary cloakroom fitted with a modern two-piece suite.

The first floor offers three well-proportioned bedrooms, each tastefully decorated and filled with natural light, along with a modern fitted bathroom. From the landing, a staircase leads to the second floor, where you'll find the fourth bedroom.





LOCATION, LOCATION, LOCATION
Petworth Place enjoys a sought-after position in Eastbourne, offering the best of both worlds — a peaceful residential setting within walking distance of everyday amenities. Hampden Park train station provides regular services to London, Brighton, and Hastings, making it ideal for commuters. Nearby schools and parks make this location especially popular with families, while local shops, cafés, and green spaces contribute to a welcoming community atmosphere.

Entrance Porch

Entrance Hall

Ground Floor Cloakroom
4'11 x 2'06 (1.50m x 0.76m)

Living Room
13'03 max x 12'10 (4.04m max x 3.91m)

Dining Room
9'07 x 9'04 (2.92m x 2.84m)

Conservatory
14'10 x 9'00 (4.52m x 2.74m)

Kitchen
10'00 x 9'03 (3.05m x 2.82m)

First Floor Landing

Bedroom One
12'10 x 10'01 (3.91m x 3.07m)

Bedroom Two
14'01 x 6'07 (4.29m x 2.01m)

Bedroom Three
9'06 x 6'11 (2.90m x 2.11m)

Bathroom
6'04 x 5'05 (1.93m x 1.65m)

Second Floor Landing

Bedroom Four
18'00 x 11'00 max (5.49m x 3.35m max)

Outside

The property is approached via a smartly presented brick-blocked driveway providing off-road parking for at least two vehicles.

To the rear, the fully enclosed garden offers an attractive balance of low maintenance and outdoor enjoyment. A paved patio area adjoins the house — perfect for al fresco dining and summer barbecues — leading onto a level lawn bordered by fencing, providing a safe space for children and pets to play.

At the bottom of the garden stands an impressive 19'06" x 9'07" workshop/super shed. This substantial structure is a fantastic addition to the property, offering multiple possibilities — whether used as a home gym, office, studio, or hobby room. With power and potential for further enhancement, it adds valuable versatility to the home.



Floor Plan



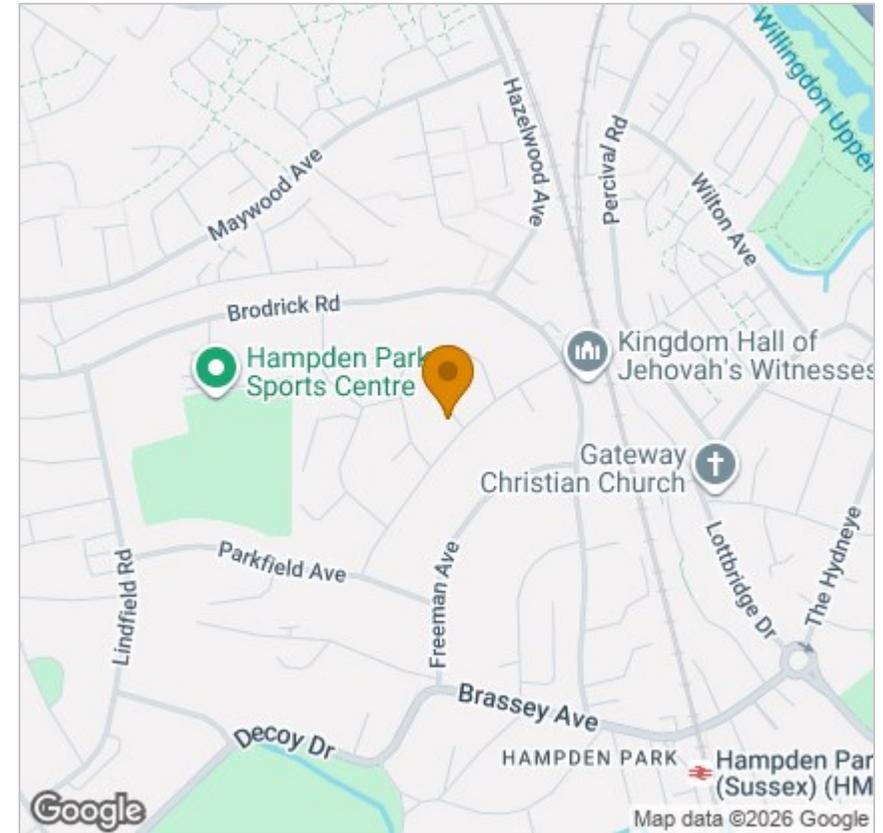
Viewing

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

