



32 Henfield Road  
Eastbourne, BN22 9RJ

£270,000





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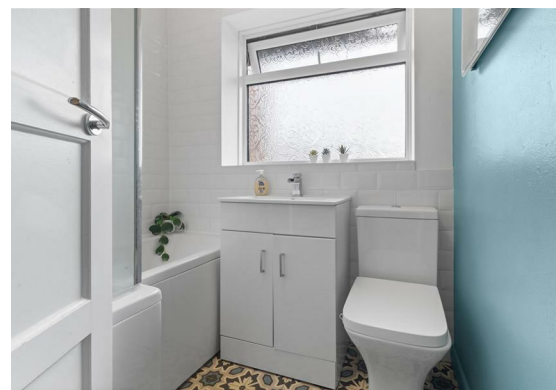
Phil hall Estate Agents brings to the market Henfield Road, which is situated in the heart of the ever-popular Hampden Park area of Eastbourne. This particularly well-presented two-bedroom terraced home offers spacious, flexible accommodation ideal for a wide range of buyers, including first-time purchasers, growing families and buy-to-let investors. The property is conveniently positioned within easy walking distance of local schools, everyday shops and Hampden Park mainline train station, providing excellent transport links while remaining within a well-established residential setting.

Upon entering the property, you are welcomed into a small yet inviting entrance hall, which sets the tone for the rest of the home. From here, there is access to the living room and stairs rising to the first floor. The living room is positioned to the front of the property and is a bright and comfortable space, enhanced by a large double-glazed window that allows natural light to flood the room. This room provides ample space for a variety of seating arrangements and offers a warm, relaxing environment, while an open flow leads through to the kitchen/dining room beyond.

To the rear of the property is the modern kitchen/dining room, a well-designed and highly functional space ideal for both everyday living and entertaining. The kitchen is fitted with an extensive range of contemporary wall-mounted and matching base units, complemented by generous work surfaces. Integrated appliances include a built-in double oven, hob with extractor hood, dishwasher and wine cooler, while thoughtful additions such as pull-out bins enhance practicality. There is further space for a freestanding washing machine and fridge freezer. The dining area comfortably accommodates a family-sized dining table and benefits from a built-in under-stairs storage cupboard, maximising storage. Double-glazed double doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.







The first-floor accommodation comprises two well-proportioned double bedrooms and a modern family bathroom. The principal bedroom is front facing and particularly spacious, featuring two double-glazed windows that enhance both light and versatility. Similar properties have successfully divided this room to create two separate bedrooms, offering potential for reconfiguration into a three-bedroom home, subject to requirements. The second bedroom is another generous double room, located to the rear of the property and enjoying a pleasant outlook over the garden.

The bathroom is finished in a modern style and is fitted with a panelled enclosed bath, wash hand basin and WC, providing a clean and contemporary space suitable for everyday use.

#### LOCATION, LOCATION, LOCATION

This property is situated in the highly sought-after Hampden Park area of Eastbourne, known for its quiet, family-friendly streets and strong community feel. It is conveniently positioned within easy reach of local schools, shops, and amenities, making daily life effortless. Hampden Park mainline train station is nearby, providing excellent rail links to Eastbourne town centre and beyond. The area is also well-served by local parks and recreational facilities, offering an ideal balance of convenience and a pleasant residential environment.

#### Entrance Hall

#### Living Room

13'00 x 11'03 (3.96m x 3.43m)

#### Kitchen/Dining Room

16'03 x 9'02 (4.95m x 2.79m)

#### First Floor Landing

#### Bedroom One

15'03 x 11'03 max (4.65m x 3.43m max)

#### Bedroom Two

12'02 x 9'03 (3.71m x 2.82m)

#### Bathroom

6'00 x 5'06 (1.83m x 1.68m)

#### Outside

The property is approached via a neatly arranged, low-maintenance front garden, laid with a combination of patio and slate, creating an attractive frontage and practical outdoor space. An under-cover side passage provides useful access through to the rear garden.

The rear garden is a notable feature of the property. It is spacious, fully enclosed and offers excellent potential for personalisation. A paved patio area directly adjoins the property, ideal for outdoor seating and entertaining, leading to a lawned area beyond. The garden provides a blank canvas for landscaping or planting to suit individual tastes. Additional benefits include a brick-built outside toilet and a brick-built storage shed, which is fitted with power and lighting, offering excellent storage or workshop potential.

#### Outside WC

4'05 x 2'07 (1.35m x 0.79m)

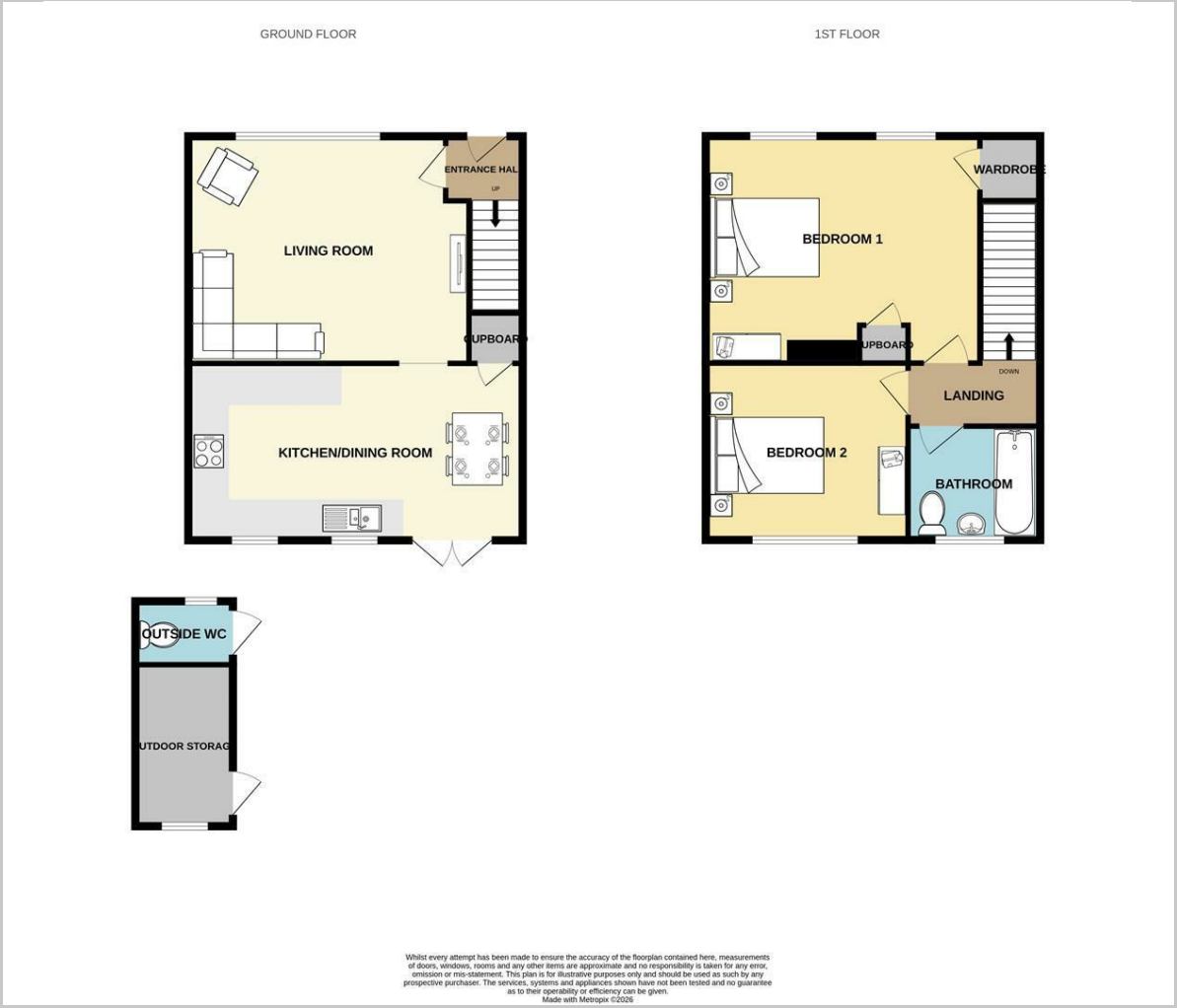
#### Outside Storage

11'01 x 4'05 (3.38m x 1.35m)





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

