31 Dursley Road

Eastbourne, BN22 8DJ

£180,000

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Phil Hall Estate Agents brings to the market this three-bedroom end-of-terrace house, ideally positioned in the highly sought-after Dursley Road, Eastbourne. Located within easy walking distance of Eastbourne town centre, the mainline train station and a wide range of local amenities, this property presents an excellent opportunity for purchasers seeking a well-located home with scope for improvement. The property is offered to the market chain free and is in need of modernisation and redecoration throughout, allowing buyers to create a home tailored to their own tastes and requirements.

This property represents a fantastic opportunity for buyers looking to acquire a home in a prime Eastbourne location with excellent transport links and amenities close by, while adding value through refurbishment and modernisation.

Upon entering the property, you are welcomed into an entrance hall which provides access to the ground floor accommodation and stairs rising to the first floor. To the left is the front-facing living room, a well-proportioned space featuring a bay window that allows plenty of natural light and a feature fireplace that forms an attractive focal point to the room.

There is a separate dining room positioned to the rear of the property, offering an ideal space for formal dining or entertaining, which in turn leads through to the kitchen. The kitchen is currently fitted with a range of wall and base units with work surfaces over and offers space for a freestanding cooker, fridge freezer, washing machine and dishwasher. A door from the kitchen provides access to the garden, as well as access to the ground floor bathroom.

The ground floor bathroom comprises a panelled enclosed bath and wash hand basin, with access through to a separate cloakroom, offering practicality for everyday family living.

To the first floor, the accommodation continues with three bedrooms, all of which offer flexible use depending on the buyer's needs, along with a further cloakroom.

LOCATION, LOCATION, LOCATION
Dursley Road is a highly sought-after residential location in Eastbourne, ideally situated within a short walk of the town centre, mainline train station and a wide range of shops, cafés and local amenities. The area offers excellent transport links, convenient access to bus routes and nearby green spaces, making it popular with commuters and families alike. Eastbourne's seafront and leisure facilities are also easily accessible, further enhancing the appeal of this central yet well-established location.

Entrance Hall

Living Room
11'04 into bay x 10'07 max (3.45m into bay x 3.23m max)

Dining Room
11'04 max x 10'05 (3.45m max x 3.18m)

Kitchen
9'03 x 8'05 (2.82m x 2.57m)

Ground Floor Bathroom
5'05 x 4'08 (1.65m x 1.42m)

Ground Floor Cloakroom
4'08 x 2'05 (1.42m x 0.74m)

First Floor Landing

Bedroom One
14'01 mx x 9'05 (4.29m mx x 2.87m)

Bedroom Two
10'06 x 8'07 max (3.20m x 2.62m max)

Bedroom Three
8'05 x 6'09 (2.57m x 2.06m)

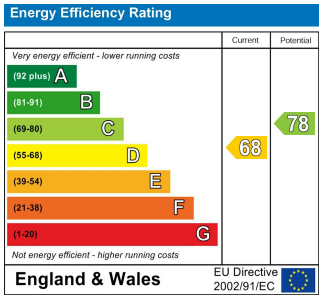
First Floor Cloakroom
3'03 x 2'01 (0.99m x 0.64m)

Outside
Externally, to the rear of the property, there is a courtyard-style garden, typical of houses in this area, which is predominantly laid to hardstanding for ease of maintenance and benefits from a rear access gate.

Floor Plan

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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