

PHIL HALL
ESTATE AGENTS

155 Wordsworth Drive

Eastbourne, BN23 7SR

Guide price £300,000

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155 Wordsworth Drive

Eastbourne, BN23 7SR

Phil Hall Estate Agents brings to the market this beautifully presented three bedroom semi-detached family home, tucked away in an attractive off-road position within a popular and sought-after residential location. Offering bright and spacious accommodation throughout, the property is further enhanced by a larger than usual garden, garage, solar panels and an air source heat pump, combining comfortable family living with modern energy-efficient features.

Stepping inside, you are welcomed into the entrance hall, providing the perfect space for coats and shoes, with a convenient ground floor cloakroom positioned just off the hallway.

The heart of the ground floor begins with the impressive double-aspect living room, a wonderfully bright and inviting space with plenty of room for a generous arrangement of sofas and additional living room furniture. The double aspect allows natural light to flow through the room, while stairs rise to the first floor with useful built-in storage tucked neatly beneath.

Flowing naturally from the living room is the modern kitchen/dining room, positioned across the rear of the property and enjoying delightful views over, and direct access onto, the rear garden. The kitchen is fitted with a range of wall-mounted and matching base units complemented by work surfaces, and comes complete with a built-in two-ring hob, oven, slimline dishwasher, washing machine, fridge and freezer. Alongside the kitchen is a defined dining area with ample room for a dining table and chairs, creating a sociable space for everyday family life and entertaining.

Heading upstairs, the first floor offers three good-size bedrooms, making the accommodation ideal for families, couples or those looking for additional home-working space. Bedroom one enjoys a pleasant rear-facing aspect overlooking the garden and benefits from built-in wardrobes. Completing the first floor is the family bathroom, fitted with a modern three-piece suite.

























Guide Price £300,000 to £310,000

LOCATION, LOCATION, LOCATION
Wordsworth Drive is situated within a popular and sought-after residential area of Eastbourne, offering an excellent setting for families and those looking for convenient access to everyday amenities. The property is within easy reach of a range of local shops, schools and recreational facilities, while nearby road links provide convenient access into Eastbourne town centre and surrounding areas.

Eastbourne itself offers an excellent variety of shopping, restaurants, cafés and leisure facilities, together with its famous seafront and promenade. The town centre also provides a mainline railway station with services towards Brighton, Gatwick Airport and London Victoria, making the area a great choice for commuters.

For those who enjoy the outdoors, Eastbourne benefits from its beautiful coastline as well as easy access to the South Downs National Park, providing an abundance of scenic walks and countryside to enjoy. Combining a peaceful residential setting with excellent access to the town and surrounding countryside, Wordsworth Drive is ideally positioned for comfortable family living.

Entrance Hall
5'10 x 2'10 (1.78m x 0.86m)

Ground Floor Cloakroom
5'10 x 2'05 (1.78m x 0.74m)

Living Room
15'01 x 14'09 (4.60m x 4.50m)

Kitchen/Dining Room
14'09 x 9'05 (4.50m x 2.87m)

First Floor Landing

Bedroom One
11'08 x 9'10 (3.56m x 3.00m)

Bedroom Two
9'07 x 8'05 (2.92m x 2.57m)

Bedroom Three
6'08 x 6'00 (2.03m x 1.83m)

Bathroom
8'04 x 4'08 (2.54m x 1.42m)

Outside
The gardens are a real highlight of this delightful home. To the front, an attractive lawned garden and pathway create a welcoming approach to the property, while its tucked-away position adds to the overall appeal.

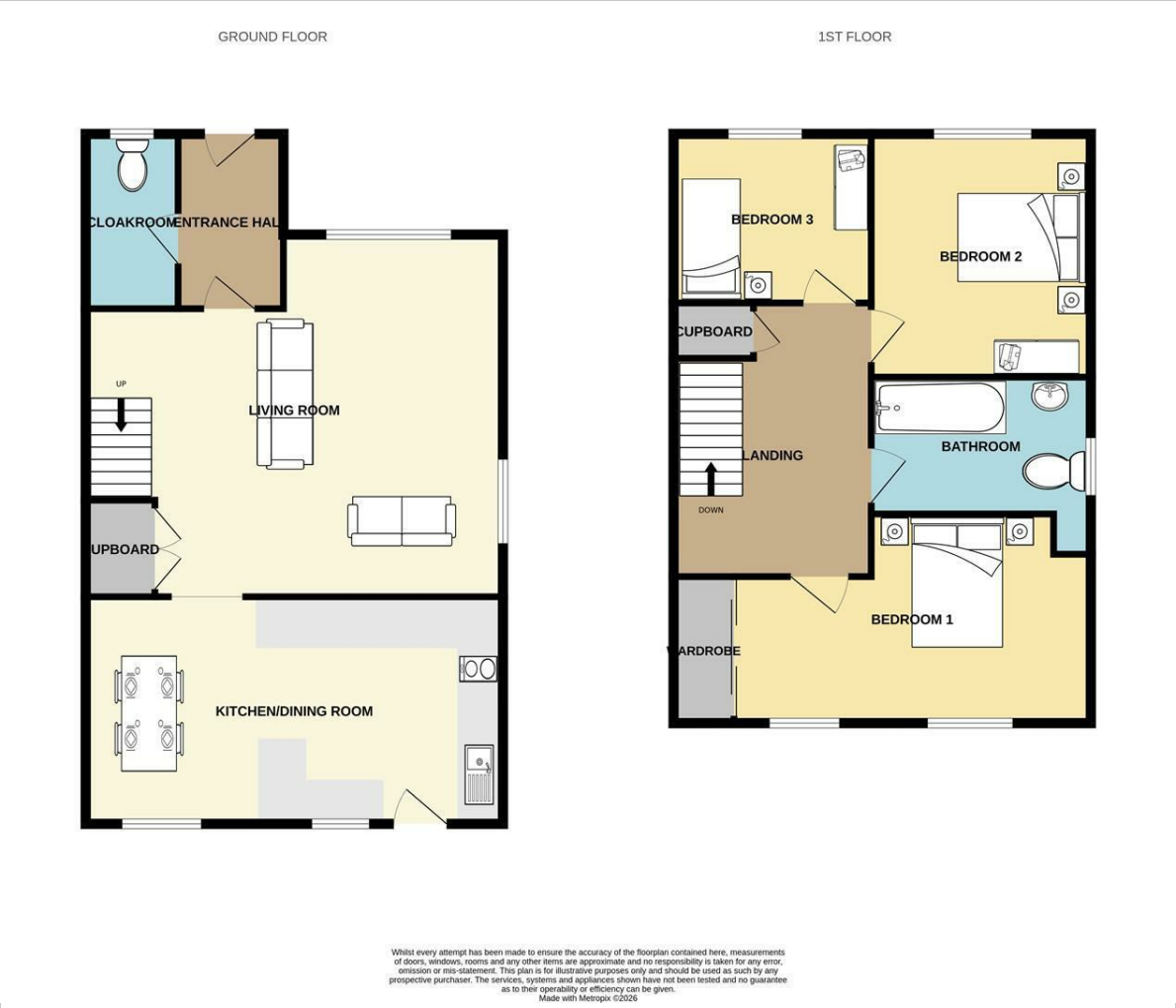
The larger than usual rear garden is particularly impressive, sweeping across the rear and continuing down the side of the house to create a generous and versatile outdoor space. Predominantly laid to lawn and surrounded by an attractive variety of established flower and shrub borders, there is plenty of room for children to play, summer entertaining, outdoor dining or simply relaxing and enjoying the garden. A rear access gate provides additional convenience.

Further enhancing the property is a single garage with power and light, offering excellent additional storage, parking or workshop space.

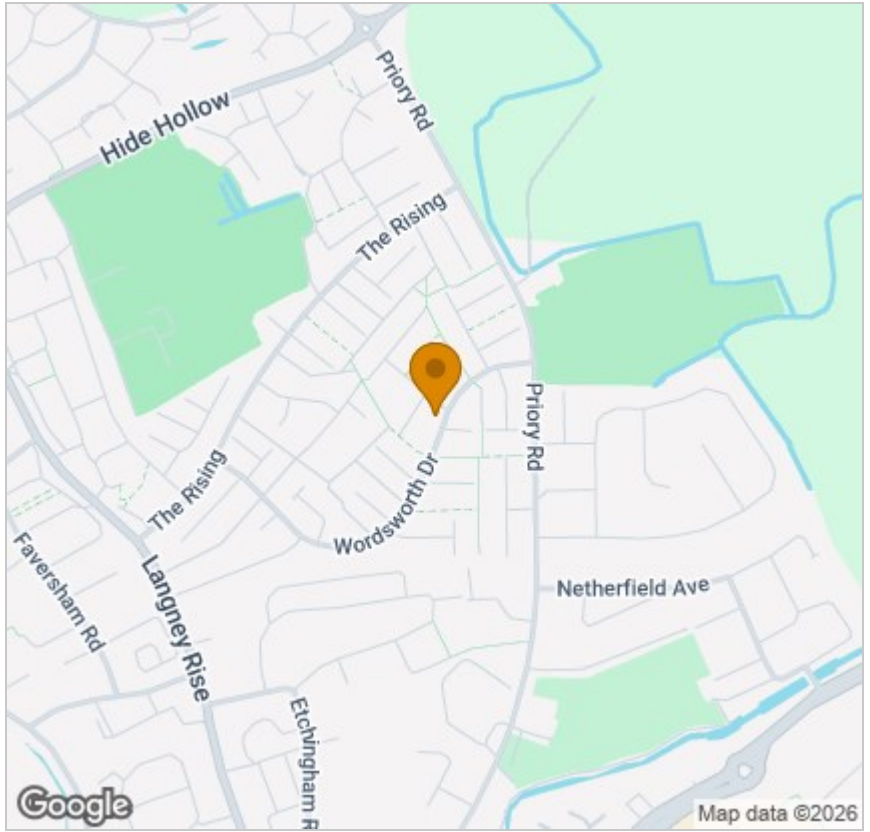
Another major benefit of the home is its solar panels and air source heat pump, providing modern energy-efficient additions that are increasingly desirable for buyers looking towards more economical and sustainable home living.

Garage
16'09 x 8'07 (5.11m x 2.62m)

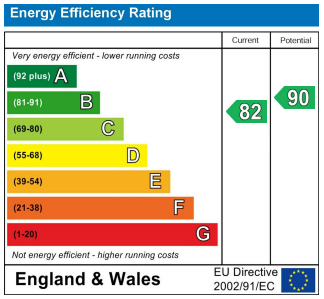
Floor Plan



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