PHIL HALL
ESTATE AGENTS

3 The Paddock

Eastbourne, BN22 9LJ

£220,000

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Phil Hall Estate Agents brings to the market this delightful two bedroom semi-detached house, offered chain free and positioned in a quiet, tucked away location within the popular Hampden Park area of Eastbourne. The property benefits from a private rear garden, off road parking and is conveniently situated within walking distance of local schools, shops and Hampden Park Train Station, making it an excellent opportunity for first time buyers, downsizers or buy-to-let investors alike.

Upon entering the property, you are welcomed by a useful front porch which provides the perfect space for hanging coats and storing shoes, helping to keep the main living area tidy and organised. From here you enter the bright and inviting living room which offers a comfortable space for relaxing and entertaining. The living room also provides access to the staircase leading to the first floor and features an open archway which flows through to the kitchen/dining room, creating a pleasant sense of space and connection between the living areas.

The kitchen is fitted with a range of wall mounted and base units with work surfaces over, providing good storage and preparation space. There is allocated space for a washing machine, tumble dryer, cooker and under-counter fridge and freezer. The adjoining dining area comfortably accommodates a dining table and chairs, making it an ideal space for family meals or entertaining guests. A door from the dining area leads directly out into the rear garden, allowing for easy indoor-outdoor living during the warmer months.

Stairs rise from the living room to the first floor landing where the property offers two bedrooms, both providing comfortable accommodation. The bathroom is fitted with a coloured suite comprising a panelled enclosed bath, WC and wash hand basin.

LOCATION, LOCATION, LOCATION
The property is situated in the popular residential area of Hampden Park in Eastbourne, a well-connected and family-friendly location. The area benefits from a range of local shops, supermarkets, cafés and everyday amenities, all within easy reach of the property. Excellent transport links are available with Hampden Park railway station within walking distance, providing regular services to Brighton, Lewes and London, making it ideal for commuters.

The area is also well served by local schools and green spaces, with Hampden Park nearby offering open parkland, a lake, café and recreational facilities. Eastbourne town centre and seafront are just a short drive away, providing a wider range of shopping, restaurants and leisure facilities.

Entrance Porch
8'06 x 2'05 (2.59m x 0.74m)

Living Room
14'10 x 10'11 (4.52m x 3.33m)

Kitchen/Dining Room
14'09 x 9'00 (4.50m x 2.74m)

First Floor Landing

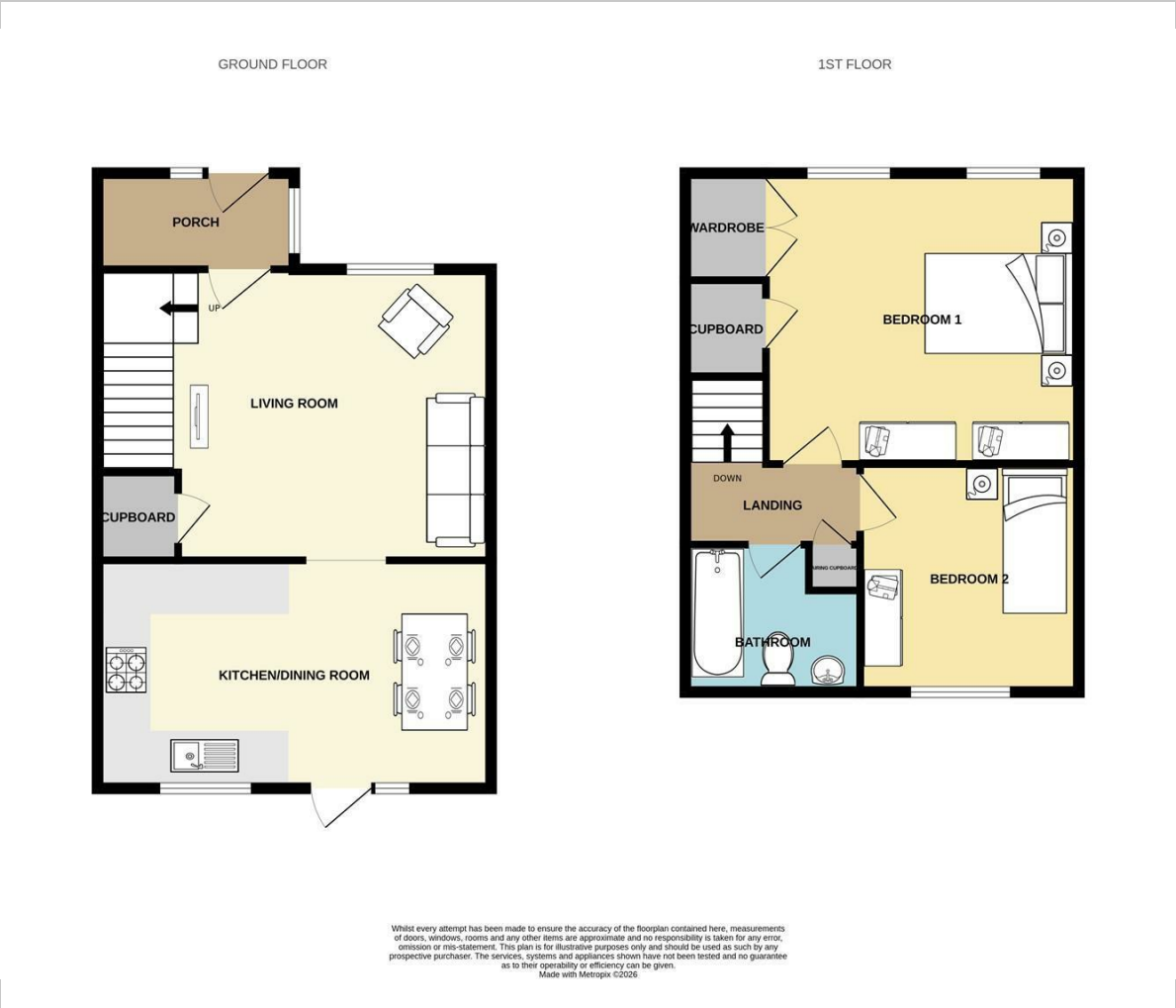
Bedroom One
11'04 x 10'11 (3.45m x 3.33m)

Bedroom Two
9'03 x 7'00 (2.82m x 2.13m)

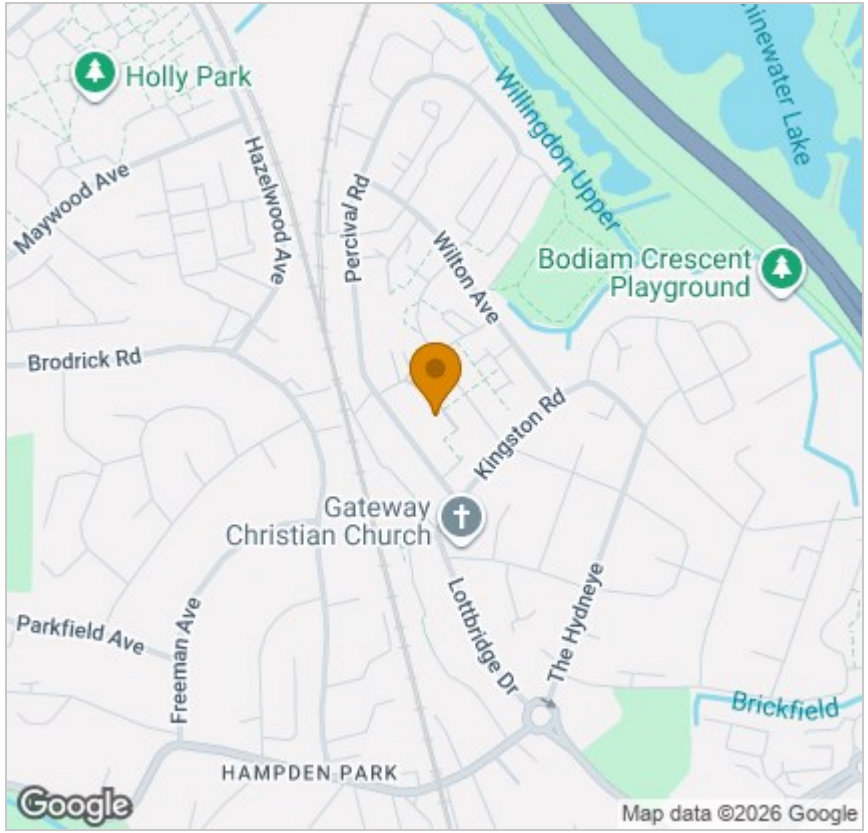
Bathroom
7'04 x 6'02 (2.24m x 1.88m)

Outside
Outside, the property benefits from a driveway providing off road parking for one vehicle. To the front and side there is an open plan garden which enhances the attractive approach to the home. The rear garden is private and enclosed, featuring a paved patio area immediately adjoining the property which provides an excellent space for outdoor seating and entertaining. There is also a garden potting shed, while an additional area beyond offers a blank canvas for the new owner – perfect for those wishing to grow vegetables, landscape further garden space, or simply create a peaceful area to relax and enjoy the outdoors.

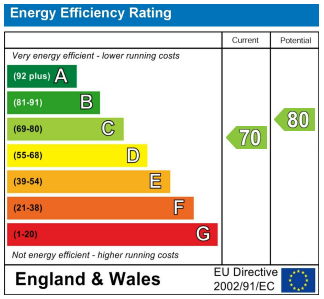
Floor Plan



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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