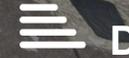




10 Middleton Drive
Eastbourne, BN23 6HD

£325,000



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Phil Hall Estate Agents brings to the market this spacious and well-presented two-bedroom detached bungalow, enviably positioned along Middleton Drive in a highly sought-after area of Eastbourne. Located just seconds from the seafront and within easy reach of local shops and excellent bus links, this charming home offers a wonderful balance of coastal living and everyday convenience, making it an ideal purchase for a variety of buyers.

Upon entering the property, you are greeted by a welcoming L-shaped entrance hall, thoughtfully designed to provide access to all areas of the bungalow. This central space enhances the overall flow of the home and creates a practical layout suited to both everyday living and entertaining.

The living/dining room is particularly impressive in size, offering a versatile space that can comfortably accommodate a range of furniture configurations. A large double-glazed window to the front aspect allows natural light to pour into the room, creating a bright and airy atmosphere throughout the day. This room serves as the heart of the home, ideal for both relaxing and hosting guests.

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units, providing ample storage and worktop space. It enjoys pleasant views over the rear garden and includes space for a freestanding cooker and washing machine. A rear access door leads through to a covered area, currently utilised as a utility space, which in turn provides direct access to the garden—adding further practicality to the home.

The bungalow offers two well-proportioned bedrooms. Bedroom one is situated at the rear, benefiting from a private outlook, as well as fitted wardrobes that maximise storage. Bedroom two enjoys a dual aspect to the front and side, allowing for plenty of natural light and offering flexibility in its use, whether as a guest room, study, or additional living space. Completing the accommodation is a modern shower room and separate wc.





LOCATION, LOCATION, LOCATION
Middleton Drive is ideally positioned in one of Eastbourne's most sought-after residential areas, just a short stroll from the picturesque seafront and promenade. Residents benefit from the perfect combination of coastal charm and everyday convenience, with local shops, cafes, and amenities all within easy reach. Excellent bus links run nearby, providing efficient connections throughout Eastbourne and the surrounding areas.

For those who commute or travel further afield, the property enjoys very easy access via the A2270 and A259, allowing smooth road connections in and out of Eastbourne, as well as links to the wider Sussex region. Whether you are looking to enjoy the seafront lifestyle, explore the South Downs, or reach neighbouring towns, this location offers both accessibility and a highly desirable coastal setting.

Entrance Hall

Living Room/Dining Room
17'11 x 11'11 (5.46m x 3.63m)

Kitchen
10'04 x 7'03 (3.15m x 2.21m)

Bedroom One
11'10 x 11'07 (3.61m x 3.53m)

Bedroom Two
10'10 x 10'05 (3.30m x 3.18m)

Shower Room
5'06 x 5'02 (1.68m x 1.57m)

Cloakroom
5'06 x 2'11 (1.68m x 0.89m)

Outside

Externally, the property continues to impress. To the front, a long driveway provides off-road parking for several vehicles and leads to a single garage, offering further storage or secure parking. The front garden has been designed with low maintenance in mind, being predominantly paved—perfect for displaying potted plants or creating a seating area to enjoy the sun.

The rear garden is fully enclosed, providing a private and secure outdoor space. It is mainly laid to patio, making it ideal for outdoor dining and entertaining, and is complemented by a selection of established flower borders that add colour and character. Additional benefits include a side access gate and a separate door leading into the garage.

Garage
18'01 x 8'08 (5.51m x 2.64m)

Floor Plan



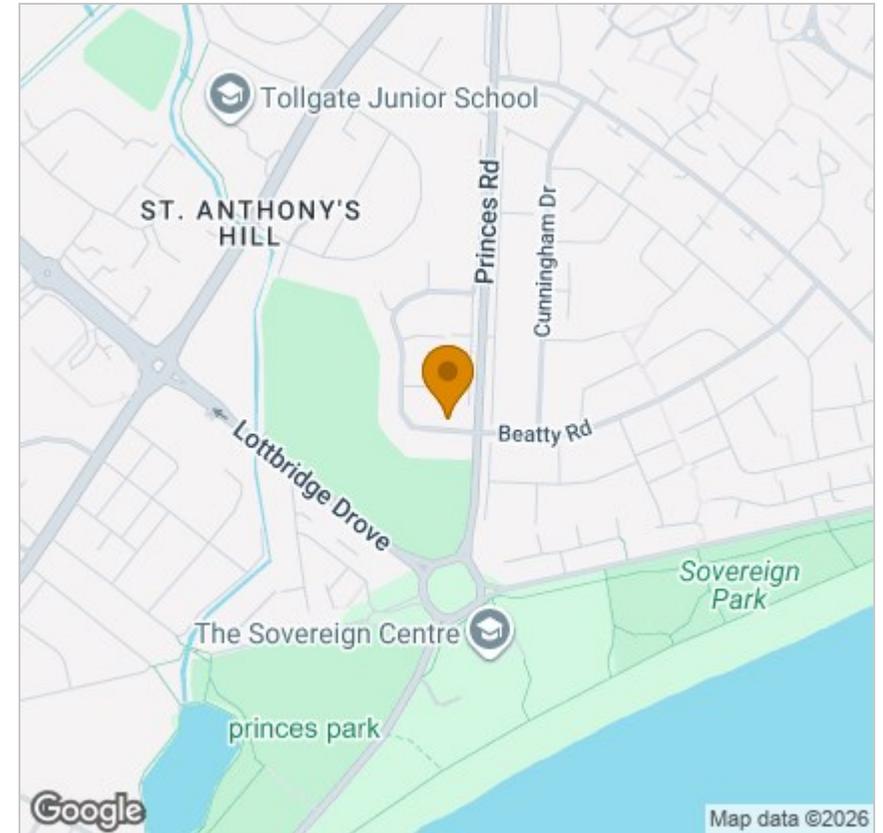
Viewing

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

