



6 Whitley Road  
Eastbourne, BN22 8NJ

£250,000



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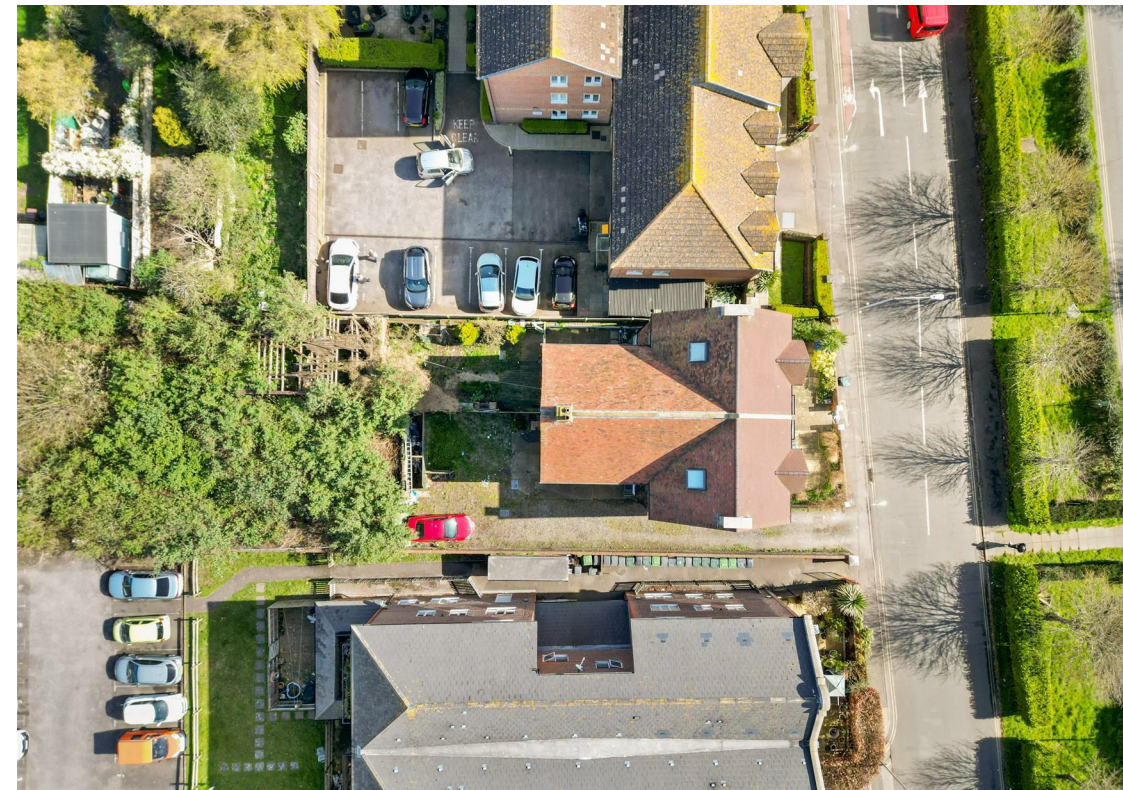
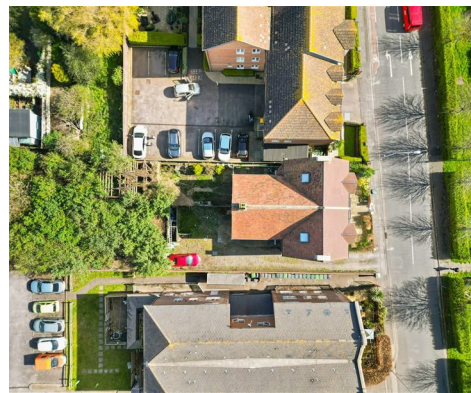
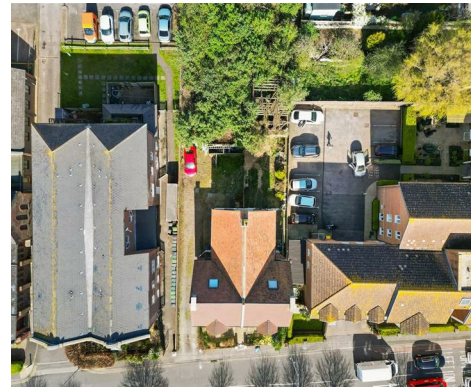
Phil Hall Estate Agents brings to the market this spacious and highly versatile three-bedroom semi-detached house, ideally located within close proximity to Eastbourne seafront, a range of local shops, and excellent everyday amenities. Offering generous living accommodation across two floors, this property presents an ideal opportunity for families or those seeking flexible living space in a convenient and well-connected setting.

Upon entering the property, you are welcomed by a well-proportioned entrance hall which sets the tone for the space available throughout. The hallway provides access to all principal ground floor rooms, as well as stairs rising to the first floor. To the front of the property, a bright and spacious living room benefits from a large window allowing for plenty of natural light, creating a comfortable and inviting space for relaxation.

The ground floor further comprises a separate dining room, ideal for family meals or entertaining guests, along with a third reception room which offers excellent versatility and could be utilised as a home office, playroom, or additional sitting room depending on individual needs. The kitchen is positioned to the rear of the property and offers convenient access to the garden, making it both practical and functional for day-to-day living.

To the first floor, the property continues to impress with three well-proportioned bedrooms, each offering ample space for furnishings. The family bathroom serves the bedrooms and is complemented by a separate cloakroom, providing added convenience for busy households.

Situated in a popular residential location, this property benefits from easy access to Eastbourne's picturesque seafront, local schools, shops, and transport links, making it a highly desirable home for a range of buyers.





#### LOCATION, LOCATION, LOCATION

Whitley Road is ideally situated within a popular residential area of Eastbourne, offering excellent access to a wide range of local amenities. The property lies within easy reach of nearby shops, supermarkets, and well-regarded schools, while Eastbourne's picturesque seafront and promenade are just a short walk away, providing the perfect setting for coastal walks and leisure activities.

Eastbourne town centre is also conveniently accessible, offering an extensive selection of high street retailers, cafés, restaurants, and mainline rail services with direct links to London and surrounding areas.

For those needing to commute, the property is particularly well positioned for excellent road links in and out of Eastbourne. The nearby A259 coastal road provides straightforward access along the south coast towards Brighton and beyond, while the A22 and A27 are easily reached, connecting to larger road networks including routes to Lewes, Uckfield, and further afield. These connections make travelling by car both practical and efficient, whether for work or leisure.

Overall, the location combines the benefits of coastal living with strong transport connections, making it an appealing choice for a wide range of buyers.

#### Entrance Hall

#### Living Room

15'9 x 14'4 (4.80m x 4.37m)

#### Dining Room

13'9 x 12'7 (4.19m x 3.84m)

#### Third Reception Room

12'5 x 12'2 (3.78m x 3.71m)

#### Kitchen

#### First Floor Landing

#### Bedroom One

15'5 x 12'6 (4.70m x 3.81m)

#### Bedroom Two

12'7 x 10'11 (3.84m x 3.33m)

#### Bedroom Three

12'2 x 10'5 (3.71m x 3.18m)

#### Family Bathroom

#### Separate Cloakroom

#### Outside

Externally, the property features a small courtyard-style front garden, adding to its kerb appeal. To the rear, there is a private and enclosed garden which is predominantly laid to lawn, bordered by a variety of shrubs, creating an ideal space for outdoor enjoyment, whether relaxing, gardening, or entertaining.



## Floor Plan

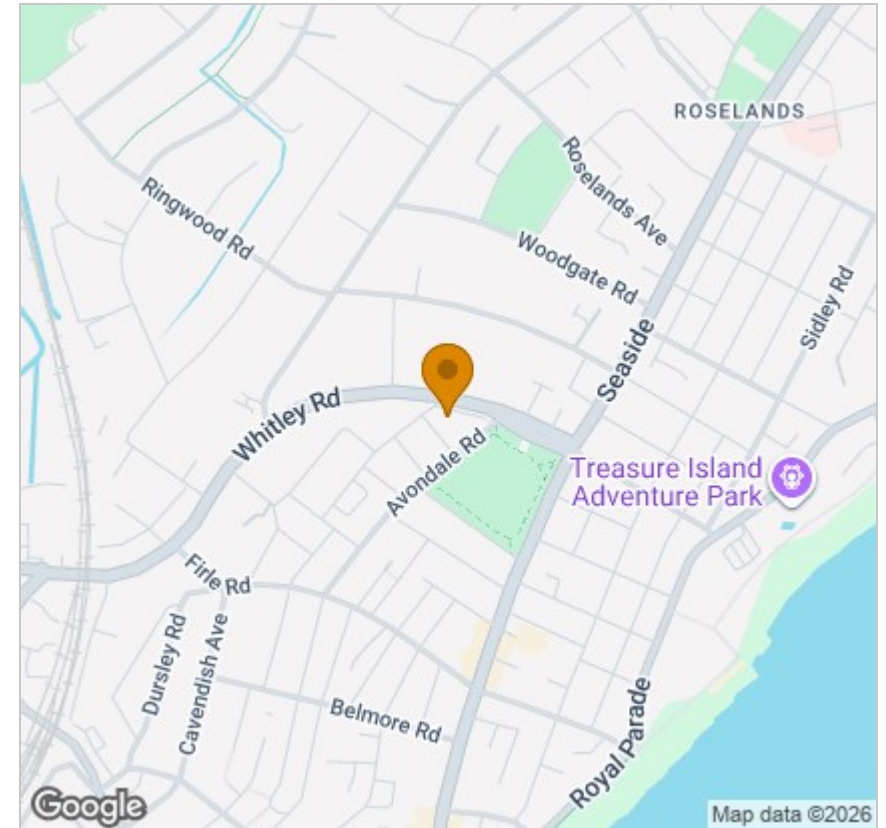


## Viewing

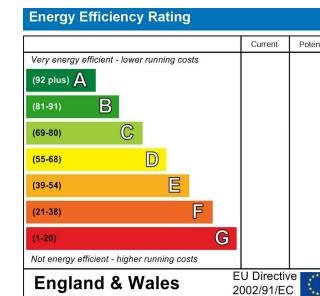
Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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