

7 Marlow Avenue
Eastbourne, BN22 8SH

£375,000



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Phil Hall Estate Agents are delighted to bring to the market this truly stunning and beautifully extended three bedroom semi-detached family home, enviably positioned within the ever-popular Roselands area of Eastbourne. Offering an impressive combination of spacious accommodation, contemporary styling and superb open-plan living, this exceptional property has been thoughtfully extended to create a wonderful home perfectly suited to modern family life. With local schools, shops and everyday amenities conveniently close by, this is a fantastic opportunity for buyers seeking a home that really does have the WOW factor!

Upon entering the property, you are welcomed by a spacious entrance hall which immediately creates a wonderful first impression, providing access to the ground floor accommodation and stairs rising to the first floor. Positioned to the front of the property is a generously proportioned living room, enhanced by an attractive bay window which floods the room with natural light. This delightful reception room offers the perfect setting to relax and unwind, providing a separate and cosy retreat away from the main family living space. Completing the original ground floor accommodation is a conveniently positioned cloakroom, fitted with a modern two-piece suite comprising a WC and wash hand basin.

The real showstopper of this beautiful home is undoubtedly the impressive extended open-plan kitchen, dining and family living space, which has been cleverly designed to create the ultimate environment for modern family living and entertaining. The stylish kitchen is fitted with an extensive range of wall-mounted and matching base units, complemented by generous work surfaces providing plenty of preparation and storage space. Further features include an integrated dishwasher, space for an American-style fridge/freezer and a dedicated breakfast area, ideal for those busy mornings or enjoying a more informal meal.





Leading directly from the kitchen is a separate utility room, an invaluable addition to any family home, offering space for both a washing machine and tumble dryer, together with further fitted cupboards and additional work surfaces, helping to keep the main kitchen beautifully organised and clutter-free.

Flowing effortlessly from the kitchen is the spectacular rear extension, creating a wonderfully spacious and sociable dining and sitting area. With ample room for a substantial dining table alongside comfortable seating, this versatile space is perfect for everything from everyday family life to hosting friends and entertaining guests. An impressive set of bi-folding doors opens directly onto the rear garden, allowing natural light to pour into the room whilst creating a seamless connection between the indoor and outdoor living spaces. During the warmer months, simply open the doors and enjoy the garden becoming a natural extension of this fabulous entertaining area.

Ascending to the first floor, the property continues to impress with three well-proportioned bedrooms, offering comfortable accommodation for the whole family, with the flexibility to create a home office or guest bedroom if required. Serving the bedrooms is a modern fitted family bathroom, comprising a panelled enclosed bath, WC and wash hand basin, providing a stylish and practical space for everyday use.

Entrance Hall

Ground Floor Cloakroom
4'08 x 2'09 (1.42m x 0.84m)

Living Room
14'00 x 11'06 (4.27m x 3.51m)

Kitchen/Breakfast Room
16'08 x 10'05 (5.08m x 3.18m)

Sitting Area
9'03 x 6'10 (2.82m x 2.08m)

Dining Area
16'06 x 8'03 (5.03m x 2.51m)

First Floor Landing

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

Bedroom Two
12'10 x 9'04 (3.91m x 2.84m)

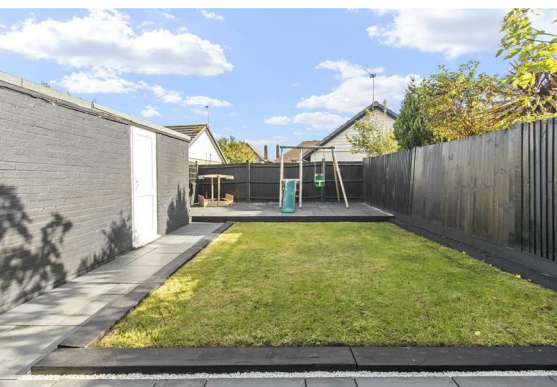
Bedroom Three
9'08 x 8'01 (2.95m x 2.46m)

Bathroom
6'04 x 5'07 (1.93m x 1.70m)

Outside

Outside, the property is equally appealing. To the front, a private driveway provides valuable off-road parking, complemented by an attractive lawned area which adds to the home's kerb appeal. A gated side pathway provides convenient access through to the rear garden.

The fully enclosed rear garden offers a wonderful outdoor space for families, relaxation and entertaining. Immediately adjoining the property is a generous paved patio, perfectly positioned to enjoy outdoor dining and summer barbecues whilst making the most of the impressive bi-folding doors from the rear extension. Beyond the patio is an attractive area of lawn, providing plenty of space for children to play, whilst a further patio area at the bottom of the garden creates an additional seating area to enjoy throughout the day. A useful brick-built storage shed provides practical outdoor storage, whilst side access leads conveniently back to the front of the property.



Floor Plan



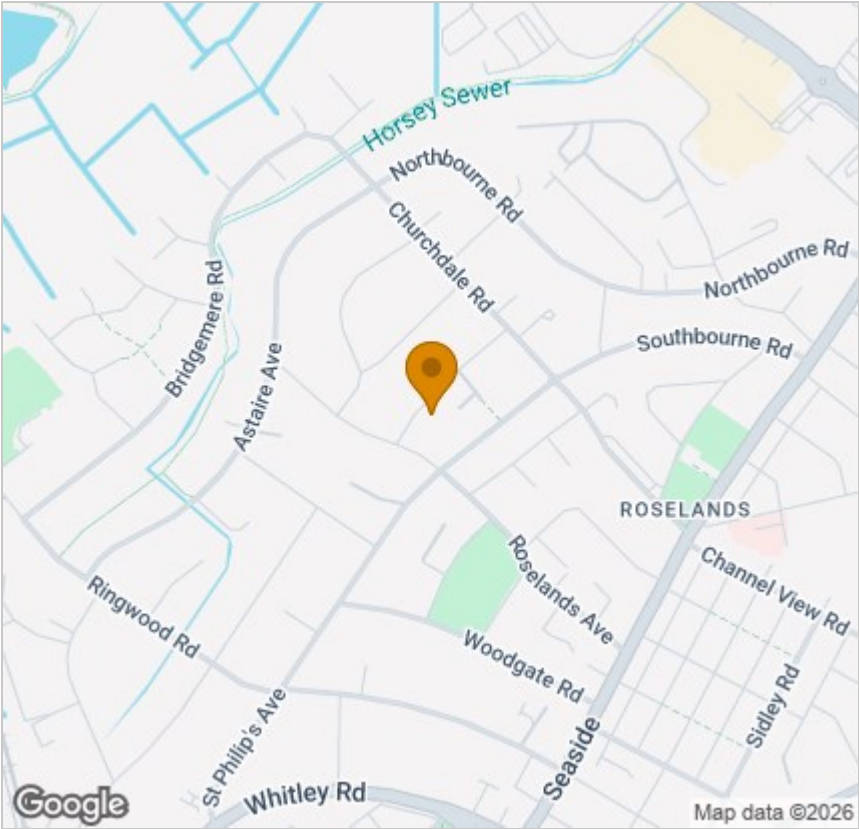
Viewing

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

