



PHIL HALL
ESTATE AGENTS



45 Southern Road
Eastbourne, BN22 9LT

£275,000



45 Southern Road

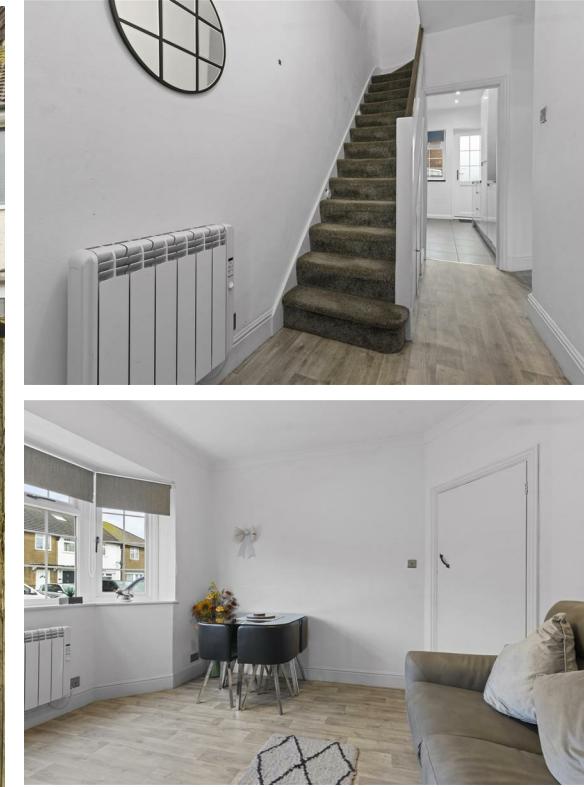
Eastbourne, BN22 9LT

Phil Hall Estate Agents is offering for sale this delightful family home located in the highly sought-after Hampden Park area of Eastbourne. This attractive and well-proportioned three bedroom family home offers generous living space, off-road parking and a sizeable rear garden, all while being conveniently positioned within easy walking distance of local schools, shops and Hampden Park mainline train station. The property is offered to the market chain free, making it an ideal purchase for families and buyers looking for a smooth and straightforward move.

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to the ground floor accommodation and stairs rising to the first floor. The living room is positioned to the front of the property and benefits from a large bay window, allowing plenty of natural light to flood the room and creating a bright and inviting space ideal for relaxing. To the rear is a separate dining room which enjoys pleasant views over the garden and offers ample space for a dining table, making it perfect for family meals and entertaining guests.

The kitchen is modern in design and thoughtfully laid out, fitted with a range of wall-mounted and matching base units complemented by work surfaces over. It is well equipped with a built-in oven, hob with extractor hood, washing machine, tumble dryer, pull-out bins and a fridge freezer, providing both practicality and convenience. A double glazed door leads directly from the kitchen into the rear garden, offering easy access for outdoor dining and everyday use.

The first floor continues to impress, offering three bedrooms that are well suited to family living. The main bedroom is generously sized, while the remaining two bedrooms provide flexible accommodation suitable for children, guests or a home office. Completing the upstairs accommodation is a modern family shower room, finished to a good standard and designed for everyday comfort.





LOCATION, LOCATION, LOCATION
The property is ideally positioned in the popular Hampden Park area of Eastbourne, offering excellent convenience for everyday living. A range of well-regarded local schools, shops and amenities are all within easy walking distance, while Hampden Park train station provides direct rail links, making it perfect for commuters. In addition, there are straightforward road connections in and out of Eastbourne, allowing for easy access to surrounding towns and the wider road network.

Entrance Hall

Living Room
12'00 into bay x 11'09 max (3.66m into bay x 3.58m max)

Dining Room
13'03 x 9'09 max (4.04m x 2.97m max)

Kitchen
11'08 x 6'10 (3.56m x 2.08m)

First Floor Landing

Bedroom One
11'10 x 10'03 max (3.61m x 3.12m max)

Bedroom Two
12'01 x 8'09 (3.68m x 2.67m)

Bedroom Three
9'01 x 8'01 (2.77m x 2.46m)

Shower Room
7'01 max x 6'05 (2.16m max x 1.96m)

Outside

Externally, the property enjoys excellent kerb appeal with a brick-blocked driveway to the front providing off-road parking for two vehicles. To the rear, the garden is spacious and offers a fantastic opportunity for buyers to create their own outdoor haven. Currently laid out with a concrete patio area adjoining the property and a lawn beyond, the garden provides a blank canvas for landscaping, play areas or further planting, making it ideal for families and keen gardeners alike.



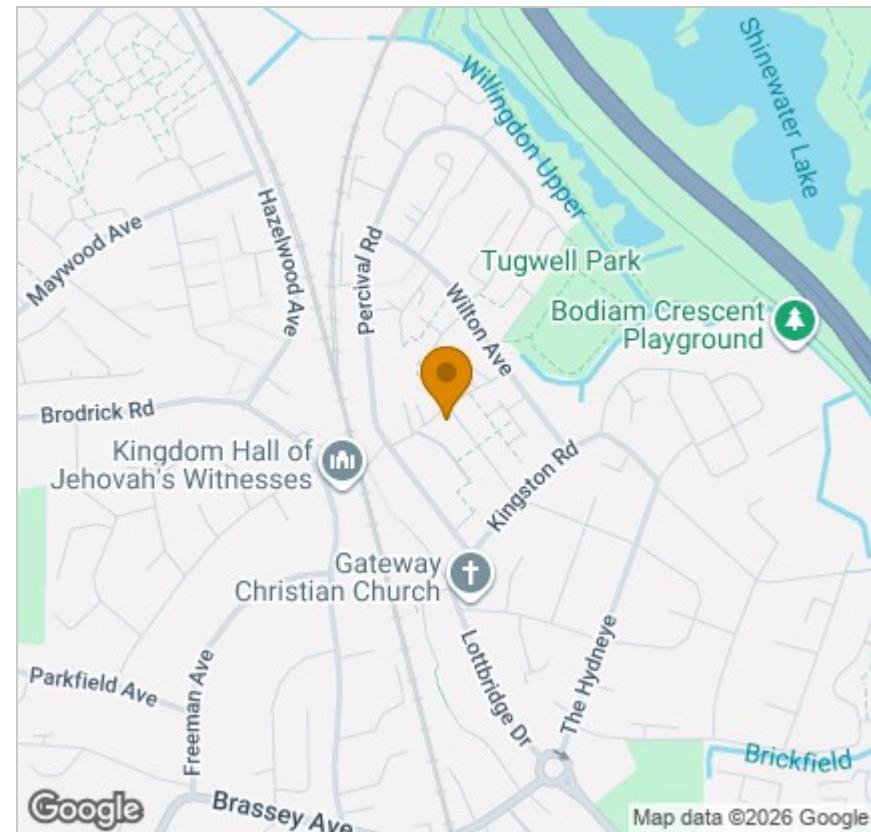
Floor Plan



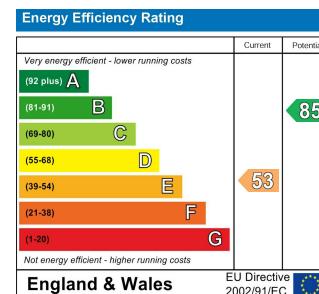
Viewing

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.