



FOR SALE
PHIL HALL
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7 Biddenden Close
Eastbourne, BN23 7HX

£270,000



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Phil Hall Estate Agents brings to the market this extremely well presented two double bedroom house, ideally situated within the highly sought after residential area of Biddenden Close in Eastbourne. Having been significantly improved by the current owners to an exceptional standard throughout, this impressive home offers stylish and contemporary accommodation that is considered completely move-in ready. Conveniently positioned within easy reach of local schools, shops and everyday amenities, the property would make an ideal first time purchase, investment opportunity or home for those looking to downsize without compromise.

Upon entering the property, you are welcomed into a spacious entrance hall which immediately sets the tone for the quality and finish found throughout the home. The hallway provides access to the principal living accommodation, stairs rising to the first floor and ample space for coats and shoes, creating a practical yet inviting first impression.

The bright and spacious living room is beautifully presented and benefits from a large front aspect window allowing an abundance of natural light to flood the room. The space has been thoughtfully designed to create a comfortable and relaxing environment, whilst also offering a useful understairs storage cupboard and direct access through to the impressive kitchen/dining room.

The kitchen/dining area is undoubtedly one of the standout features of the property, offering a stylish and sociable space ideal for modern living. The kitchen has been fitted with a contemporary range of wall mounted and matching base units with complementary work surfaces and integrated appliances including a five ring gas hob, AEG oven, fridge, freezer, dishwasher and washing machine. There is ample room for a dining table and chairs, making it an excellent space for both everyday family life and entertaining guests. Sliding patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces.





Continuing to the first floor, the property maintains its high standard of presentation with two generous double bedrooms and a luxurious modern bathroom suite. Bedroom one is positioned to the front of the property and offers a bright and spacious double room, whilst bedroom two overlooks the rear garden and provides equally well proportioned accommodation.

The stunning family bathroom has been beautifully refitted and features a contemporary four piece suite comprising a panel enclosed bath, corner shower cubicle, wash hand basin and low level WC. Further benefits include underfloor heating, adding a touch of luxury and comfort.

Entrance Hall
7'09 x 7'04 (2.36m x 2.24m)

Living Room
17'03 x 14'06 (5.26m x 4.42m)

Kitchen/Dining Room
17'03 x 8'07 (5.26m x 2.62m)

First Floor Landing

Bedroom One
14'00 x 9'09 (4.27m x 2.97m)

Bedroom Two
11'10 x 8'06 (3.61m x 2.59m)

Bathroom
8'06 x 7'11 (2.59m x 2.41m)

Outside
Outside, the property enjoys attractive low maintenance gardens to both the front and rear. The front garden is laid with decorative shingle and framed by railway sleeper borders, creating excellent kerb appeal. The fully enclosed rear garden offers a private and secluded setting with a brick blocked patio adjoining the property, perfect for outdoor dining and entertaining, with steps leading to a further raised patio seating area.



Floor Plan



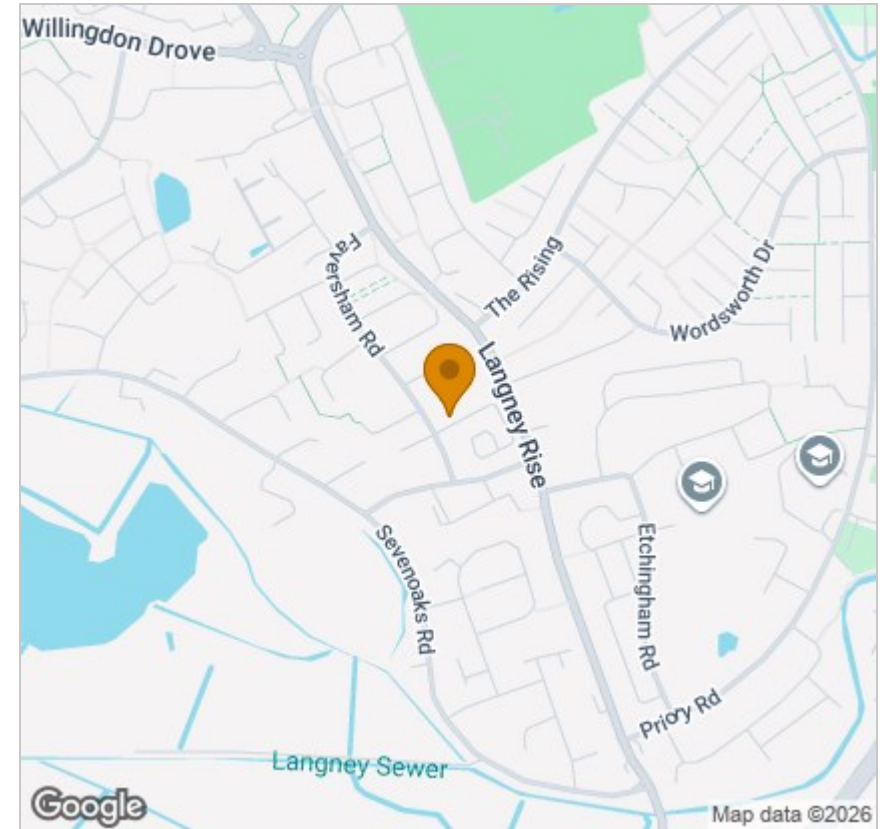
Viewing

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

