



28 Silverdale Road  
Eastbourne, BN20 7EY

£325,000



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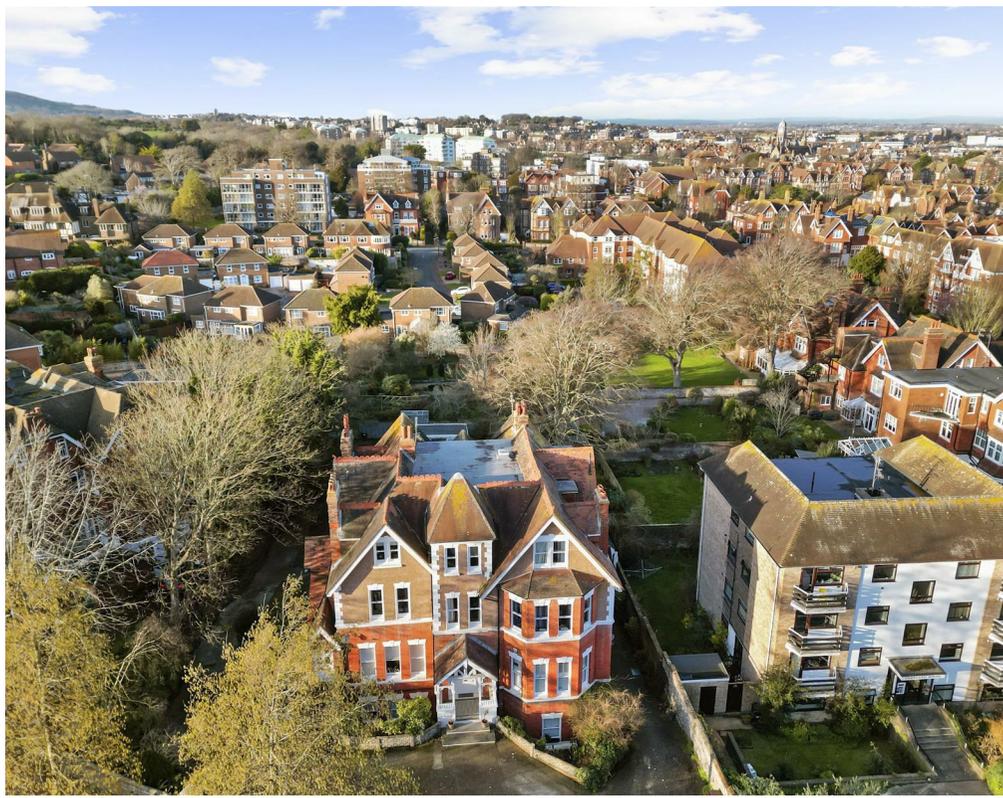
Eastbourne, BN20 7EY

Phil Hall Estate Agents brings to the market this substantial and characterful ground floor apartment, enviably positioned along Silverdale Road in the highly desirable Meads area of Eastbourne. Offering the rare advantage of its own private entrance, generous and versatile accommodation, a private garden, access to beautifully maintained communal grounds and an allocated parking space, this exceptional home perfectly combines the feel of a house with the convenience of apartment living.

One of the property's most attractive features is the private front door, immediately setting it apart from conventional apartments and creating a greater sense of independence and privacy. Once inside, the spacious entrance hall provides a welcoming introduction and a central point from which all principal rooms are accessed, enhancing the natural flow of the home.

The impressive living/dining room is undoubtedly the heart of the property. Wonderfully proportioned and rich in character, this expansive reception space offers ample room for both substantial lounge furniture and a large dining suite, making it ideal for entertaining. The striking open fireplace forms an elegant focal point, while the delightful square bay window floods the room with natural light and enjoys views over the private garden, further enhancing the sense of space and charm.

Positioned off the entrance hall, the modern kitchen is both stylish and highly practical. Fitted with a comprehensive range of wall-mounted and matching base units, it provides generous worktop space and storage. The inclusion of two ovens and a gas hob will particularly appeal to keen cooks, and there is space for freestanding appliances. Unlike many apartment kitchens, there is also sufficient room for a breakfast table or informal seating area. A door leads directly out to the private garden, creating a seamless connection between indoor and outdoor living.





Both bedrooms are well-proportioned doubles, offering flexibility for family living, guests or home working. The principal bedroom benefits from a walk-in corner wardrobe, providing excellent storage and offering potential — subject to the necessary consents — to be adapted into an ensuite shower room if desired. The modern shower room is fitted with a contemporary suite comprising a walk-in shower, WC and wash hand basin, finished in a clean and neutral style.

Entrance Hall

Living Room/Dining Room  
22'05 into bay x 19'07 (6.83m into bay x 5.97m)

Kitchen/Breakfast Room  
13'07 x 11'01 (4.14m x 3.38m)

Bedroom One  
19'11 max x 9'06 max (6.07m max x 2.90m max)

Walk In Wardrobe  
5'07 x 5'00 (1.70m x 1.52m)

Bedroom Two  
10'02 x 9'02 (3.10m x 2.79m)

Shower Room  
8'03 x 5'09 (2.51m x 1.75m)



Outside

To the front of the property there is an allocated parking space suitable for one vehicle — a highly valuable feature in this sought-after location.

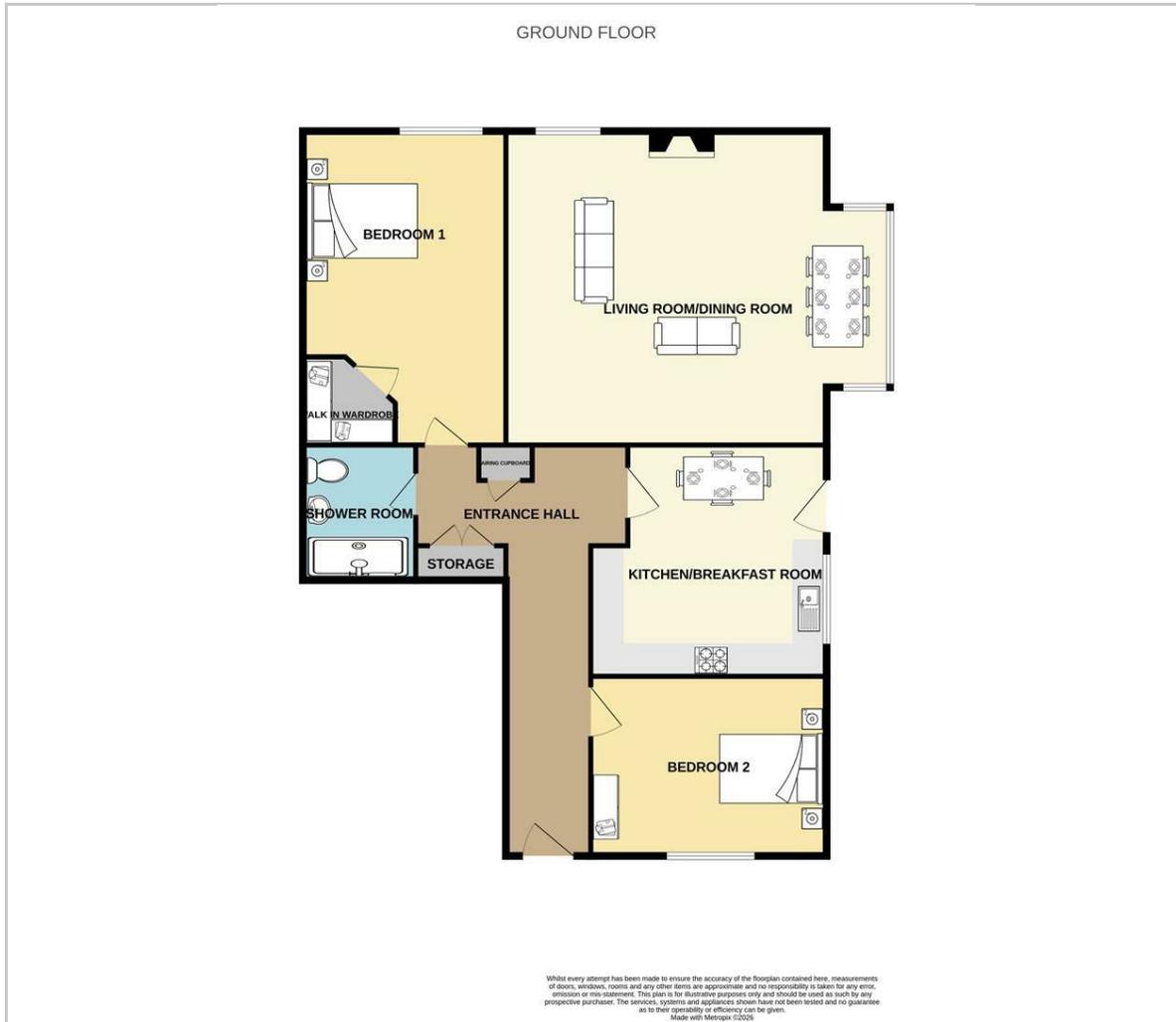
Externally, the property continues to impress. The private garden is fully enclosed and mainly laid to brick block paving for ease of maintenance, providing an ideal space for outdoor dining, entertaining or simply relaxing in seclusion. Beyond this, residents have access to the beautifully maintained communal gardens, predominantly laid to lawn and bordered by mature trees and established planting, offering a wonderful environment for gatherings or peaceful enjoyment.

Lease Information

We have been advised that the property is share of freehold with approx 947 years remaining on the lease, service charge was £1794.93 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



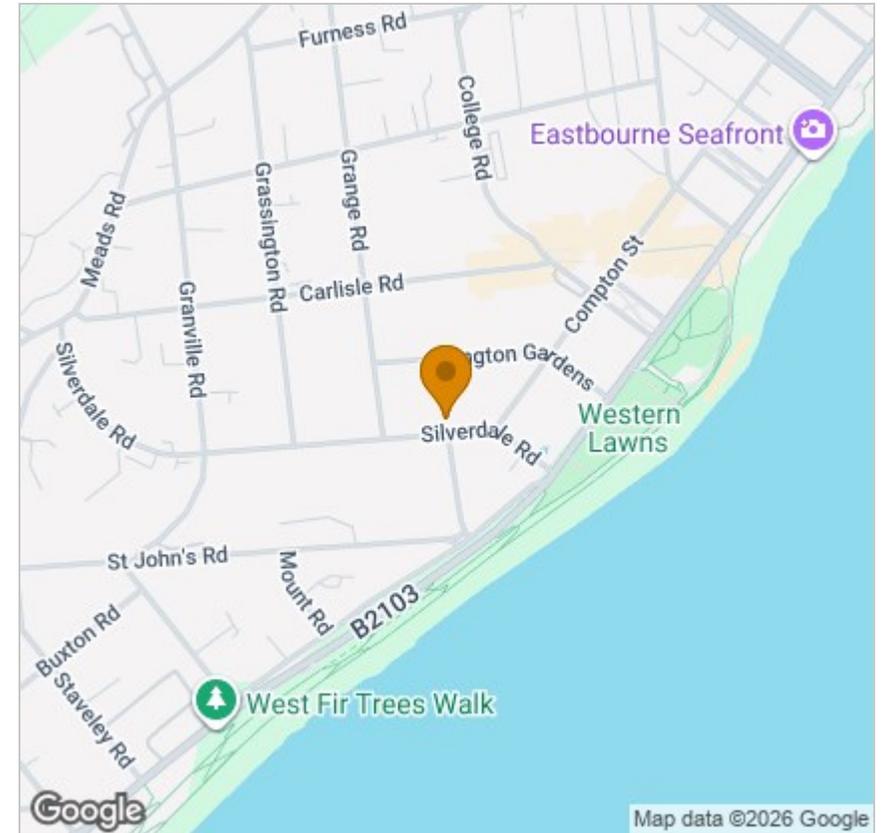
## Viewing

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.

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.

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## Area Map



## Energy Efficiency Graph

