

135 Seven Sisters Road

Eastbourne, BN22 0QG

£325,000

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Phil Hall Estate Agents brings to the market this well-presented two bedroom detached bungalow, pleasantly positioned in a tucked-away, off-road setting within the sought-after Lower Willingdon area of Eastbourne. Offering bright and spacious accommodation, the property benefits from a modern fitted kitchen, modern shower room, versatile second bedroom, attractive front and rear gardens and a garage.

Upon entering the property, you are welcomed into the entrance hall, which provides access to each of the bungalow's principal rooms and creates a practical central point to the accommodation.

Positioned to the front is the spacious living room/dining room, a bright and inviting reception space featuring a large double glazed window which allows plenty of natural light to flood into the room. There is ample space to comfortably accommodate both living and dining furniture, making this an excellent room for relaxing or entertaining. The room has also recently benefited from freshly laid new carpet, giving it a smart and fresh finish.

Back from the entrance hall is the modern fitted kitchen, which is well appointed with a range of wall mounted and matching base units complemented by work surfaces. Integrated appliances include a built-in oven, hob with extractor hood over and dishwasher, while there is additional space for a freestanding fridge/freezer. A side door provides convenient access outside, leading towards both the front and rear gardens.

The bungalow offers two generously proportioned bedrooms, both of which enjoy a pleasant rear-facing aspect. Bedroom one provides plenty of space for bedroom furniture, while bedroom two offers excellent versatility and could equally make an attractive additional reception room, home office or garden room if preferred. Sliding patio doors from bedroom two open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Completing the internal accommodation is a modern shower room.







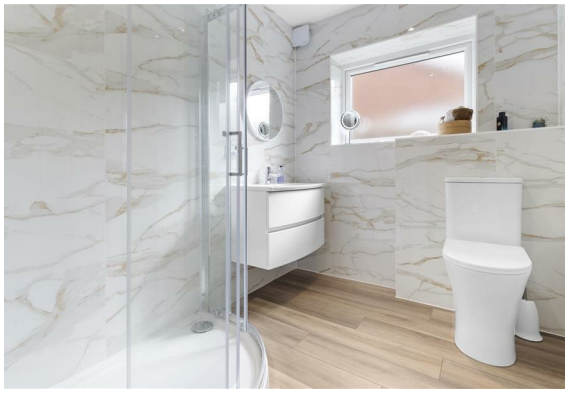


















LOCATION, LOCATION, LOCATION
Seven Sisters Road is situated within the popular Lower Willingdon area of Eastbourne, offering a convenient combination of residential surroundings and excellent accessibility. A variety of local shops, schools and everyday amenities can be found nearby, while the property is also well positioned for access towards Eastbourne town centre, Polegate and the surrounding areas.

For those travelling further afield, there are convenient road links towards the A22 and A27, making this an excellent location for buyers looking for a bungalow that combines a tucked-away setting with easy access to local amenities and transport connections.

Entrance Hall

Living Room/Dining Room
15'07 x 14'06 (4.75m x 4.42m)

Kitchen
10'07 x 9'00 (3.23m x 2.74m)

Bedroom One
13'05 x 10'08 (4.09m x 3.25m)

Bedroom Two
12'09 x 9'11 (3.89m x 3.02m)

Shower Room
7'06 x 6'02 (2.29m x 1.88m)

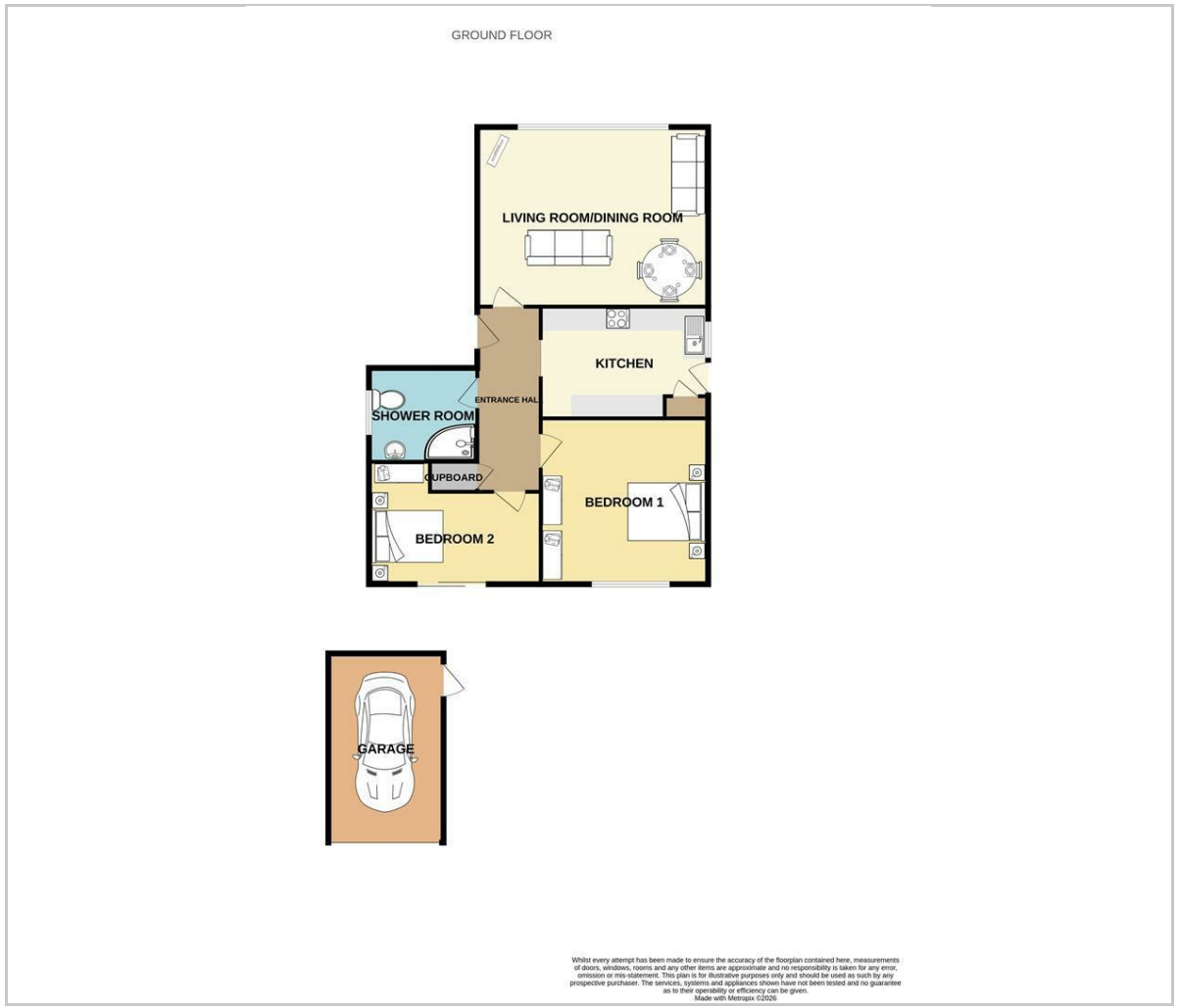
Outside
The outside space is a real highlight of the property and complements the bungalow beautifully. To the front is an attractive garden predominantly laid to lawn, helping to enhance the tucked-away and peaceful feel of the property.

The rear garden provides an excellent space for relaxing and entertaining, with a paved patio immediately adjoining the bungalow providing the perfect spot for outdoor furniture and summer dining. This leads onto an area of lawn, while tucked into one corner is a delightful additional seating area, thoughtfully positioned to make the most of the sunshine throughout the day.

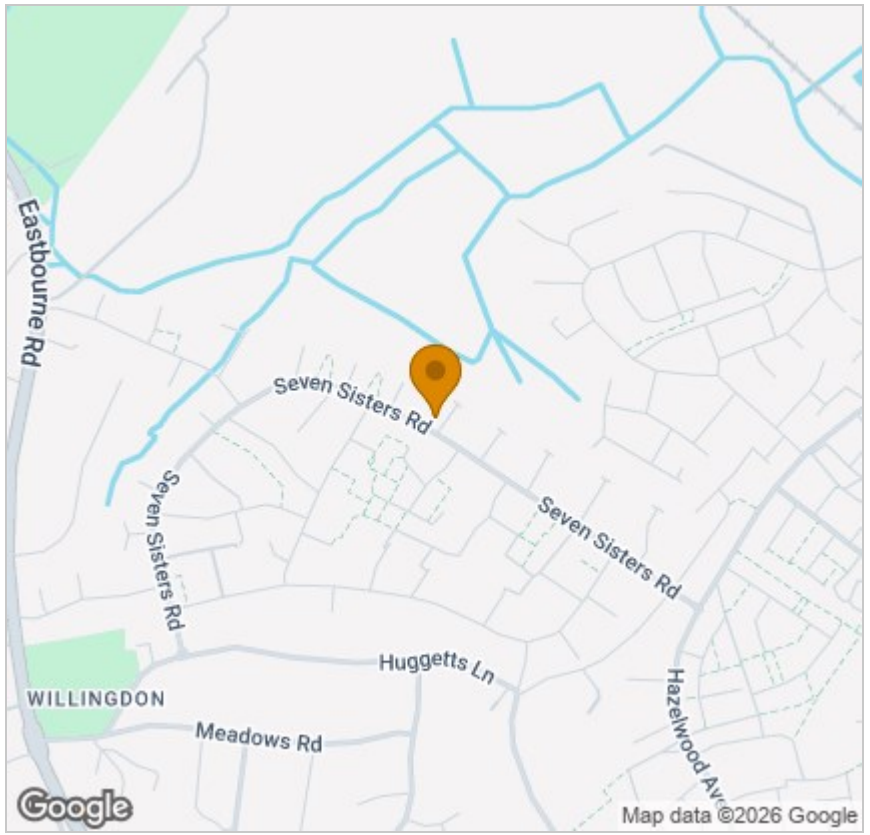
The property also benefits from the added advantage of a garage, providing useful secure parking or additional storage.

Garage
17'09 x 8'02 (5.41m x 2.49m)

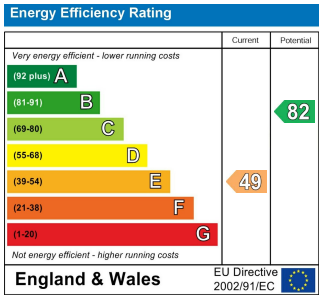
Floor Plan



Area Map



Energy Efficiency Graph



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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