



**PHIL HALL**  
ESTATE AGENTS



5 Long Acre Close  
Eastbourne, BN21 1UF

**£450,000**



# 5 Long Acre Close

Eastbourne, BN21 1UF

Phil Hall Estate Agents welcomes to the market this spacious three-bedroom semi-detached family home, ideally situated in a quiet cul-de-sac within the highly sought-after Old Town area of Eastbourne. Just a short walk from excellent local schools, convenient shops, and Eastbourne District General Hospital, as well as being close to the South Downs, this delightful property combines a peaceful setting with superb amenities. Offered to the market chain free, it presents a fantastic opportunity for buyers seeking a home with space, charm, and potential to modernise.

On entering the property, a welcoming front porch leads into the entrance hall, giving access to the ground floor accommodation and stairs to the first floor.

To the left, a generous living room enjoys a front-facing aspect with far-reaching views towards the South Downs. This light-filled space is perfectly suited for family living and relaxation. Flowing from here is the dining room, an excellent space for entertaining or family meals, enhanced by sliding patio doors opening directly onto the rear garden.

The kitchen sits at the rear of the property. While presented in a clean and tidy condition, it provides superb scope for updating to suit modern tastes. Fitted with a range of wall and base units, work surfaces, and space for freestanding appliances, it also enjoys views of the garden and benefits from a side access door. A modern cloakroom, fitted with a two-piece suite, completes the ground floor.

The first floor offers three well-proportioned bedrooms and a family shower room. Bedroom One is positioned at the front and features fitted wardrobes as well as scenic views towards the South Downs, bedroom two, overlooking the rear garden, also benefits from fitted wardrobes, whilst bedroom three is a good-sized single room, ideal as a child's bedroom, study, or guest space. The shower room has been modernised with a walk-in shower cubicle, wash hand basin, and WC.





**LOCATION, LOCATION, LOCATION**  
Long Acre Close is set within the highly sought-after Old Town area of Eastbourne, just a short walk from excellent local schools, shops, and Eastbourne District General Hospital. The South Downs National Park is close by, offering beautiful countryside walks, while Eastbourne's seafront and town centre are also within easy reach. Transport links are convenient with regular bus services and Eastbourne railway station providing direct connections to London, Brighton, and beyond.

**Entrance Porch**  
5'07 x 3'00 (1.70m x 0.91m)

**Entrance Hall**

**Ground Floor Cloakroom**  
7'11 x 2'05 (2.41m x 0.74m)

**Living Room**  
13'08 x 11'10 (4.17m x 3.61m)

**Dining Room**  
11'03 x 9'07 (3.43m x 2.92m)

**Kitchen**  
11'02 x 7'11 (3.40m x 2.41m)

**First Floor Landing**

**Bedroom One**  
13'10 x 11'10 (4.22m x 3.61m)

**Bedroom Two**  
11'05 x 9'07 (3.48m x 2.92m)

**Bedroom Three**  
8'11 x 7'11 (2.72m x 2.41m)

**Shower Room**  
8'11 x 7'10 (2.72m x 2.39m)

**Outside**

Externally, the home enjoys a generous plot with both front and rear gardens. To the front, a driveway provides off-road parking for several vehicles and leads to a single garage with an electric up-and-over door. A neatly kept lawn with mature planting enhances the kerb appeal.

The rear garden is private and enclosed, offering a safe space for children to play or for outdoor entertaining. A paved patio adjoins the house, perfect for al fresco dining, while the lawn beyond is surrounded by well-stocked flower and shrub borders, providing year-round interest.



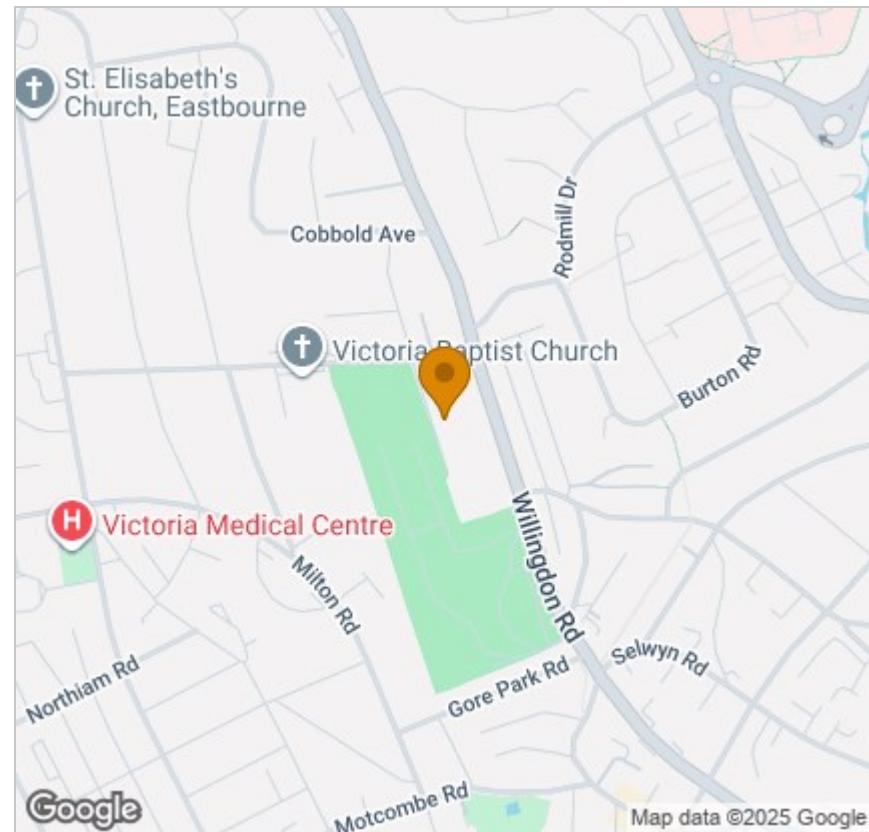
## Floor Plan



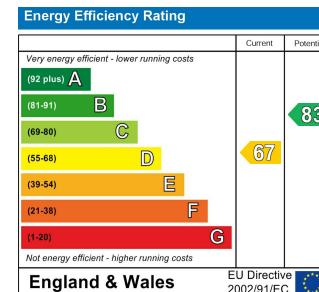
## Viewing

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



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