



1 Pulborough Avenue
Eastbourne, BN22 9QX

£300,000



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Phil Hall Estate Agents brings to the market this spacious three-bedroom end-of-terrace house, offering generous accommodation, excellent off-road parking and a private rear garden, all with the added advantage of being offered to the market chain free. Situated within a popular and established residential area, the property is conveniently positioned for local schools, shops, everyday amenities and Hampden Park railway station.

Having clearly been a much-loved home over the years, the property now presents an exciting opportunity for a new owner to modernise and update the accommodation to their own taste. With well-proportioned rooms, plenty of natural light and excellent outside space, there is fantastic potential to create a wonderful family home.

Upon entering the property, a small storm porch provides a useful covered entrance before leading into the welcoming entrance hall. From here, stairs rise to the first floor, while doors provide access to the ground-floor accommodation.

To the front and side of the property is the living room/dining room. Benefitting from a dual aspect, the room enjoys plenty of natural light and offers generous proportions, comfortably accommodating a range of both living and dining furniture.

The kitchen is fitted with a range of wall-mounted and base units with work surfaces over, together with space for a selection of freestanding appliances. Although clean and perfectly usable, the kitchen would benefit from some modernisation and provides an excellent blank canvas for a purchaser looking to create a kitchen to their own style and specification. Completing the ground floor accommodation is a double glazed garden and ground floor cloakroom.

Stairs rise to the first-floor landing where the generous accommodation continues with three good-sized bedrooms, providing excellent flexibility for a family, those working from home or anyone requiring additional guest accommodation. Completing the upstairs is the family bathroom.





LOCATION, LOCATION, LOCATION

Pulborough Avenue is situated within a popular and established residential area of Eastbourne, offering a convenient setting for families, commuters and those looking to be within easy reach of a wide range of everyday amenities.

The property is well placed for a selection of local shops, supermarkets and services, while families will appreciate the choice of schools within the surrounding area. Hampden Park itself offers further shopping facilities and recreational spaces, including the popular Hampden Park with its open green spaces, woodland walks and leisure facilities.

For commuters, Hampden Park railway station is within easy reach and provides regular rail connections towards Eastbourne, Brighton, Gatwick Airport and London Victoria. The area also offers convenient road links providing straightforward access into Eastbourne town centre and towards Polegate, the A22 and A27.

Eastbourne town centre, picturesque seafront and Sovereign Harbour are also easily accessible, providing an excellent choice of shops, restaurants, cafés, entertainment and leisure facilities.

Combining everyday convenience with excellent transport connections, Pulborough Avenue is ideally positioned for those looking to enjoy everything Eastbourne and the surrounding area has to offer.

Storm Porch
6'00 x 1'07 (1.83m x 0.48m)

Entrance Hall

Ground Floor Cloakroom
6'05 x 2'07 (1.96m x 0.79m)

Living Room/Dining Room
18'02 max x 14'04 max (5.54m max x 4.37m max)

Kitchen
11'03 x 10'10 (3.43m x 3.30m)

Garden Room
6'01 x 4'01 (1.85m x 1.24m)

First Floor Landing

Bedroom One
14'04 x 12'00 (4.37m x 3.66m)

Bedroom Two
11'03 x 10'11 (3.43m x 3.33m)

Bedroom Three
10'10 x 5'11 (3.30m x 1.80m)

Bathroom
6'04 x 5'06 (1.93m x 1.68m)

Outside

One of the property's standout features is the excellent amount of off-road parking. To the front, gated access opens onto a substantial block-paved driveway providing parking for several vehicles – a particularly useful feature for families or multi-car households.

To the rear is a private and enclosed garden offering plenty of space to enjoy. Immediately adjoining the property is a paved patio area, ideal for outside seating, dining and entertaining during the warmer months. A few steps lead down to a generous area of lawn, providing plenty of room for children, pets or simply relaxing outdoors.

The garden also features a selection of raised borders, offering an excellent opportunity for keen gardeners or those wishing to grow their own vegetables and produce, while a useful brick-built storage shed completes the outside space.

Floor Plan



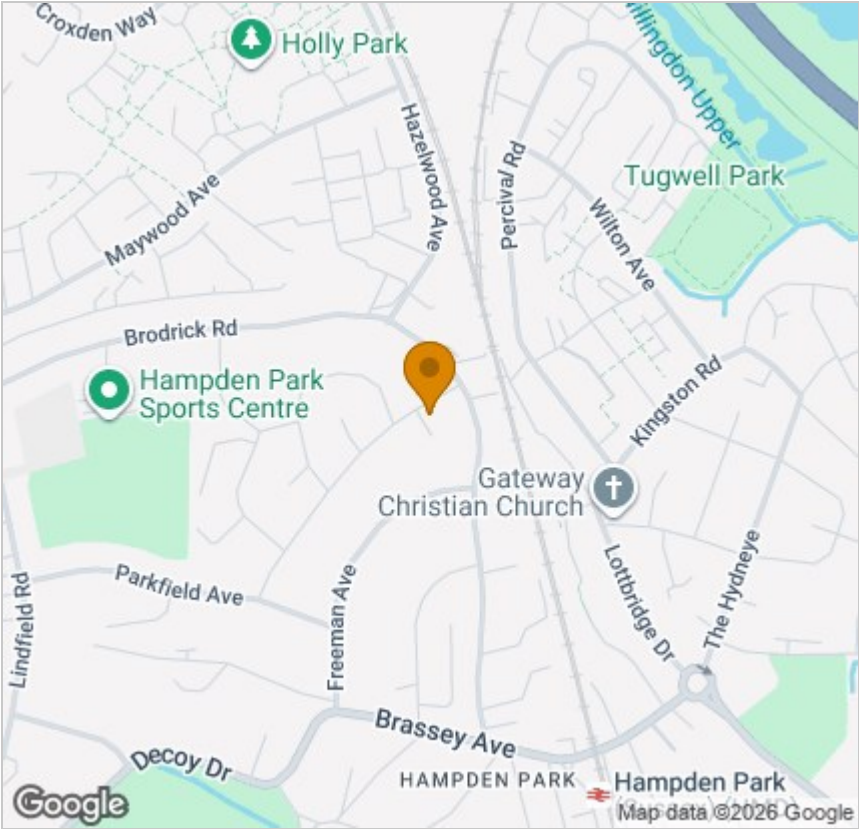
Viewing

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

