

PHIL HALL
ESTATE AGENTS

118 Wish Hill

Eastbourne, BN20 9HL

£425,000

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Phil Hall Estate Agents brings to the market this truly delightful two-bedroom detached cottage, enviably positioned in the peaceful and sought-after setting of Wish Hill. Full of charm and character, this unique home enjoys a tucked-away position along a quaint twitten, offering a wonderful sense of privacy and seclusion while still being conveniently close to local amenities. The property is ideally located for access to scenic walks at Butts Brow, nearby public houses, and the independent shops along Church Street, with Eastbourne town centre and excellent transport links just a short drive away.

From the outset, the cottage makes an immediate impression with its attractive arched front door, classic leaded light windows, and beautifully established gardens that completely surround the home. These features combine to create a property that feels both welcoming and full of personality.

Upon entering, you are greeted by a well-proportioned entrance hall that provides access to the ground floor accommodation, along with stairs rising to the first floor. The principal reception room is situated to the left and is a particularly inviting space, generous in size and filled with natural light. A beautiful open fireplace forms the focal point of the room, adding warmth and character, whilst leading through to a stunning triple-aspect conservatory. This additional reception space enjoys panoramic views over the gardens and offers a versatile area for relaxing, dining, or entertaining throughout the seasons.

The separate kitchen is fitted with a range of wall-mounted and matching base units with work surfaces over. The kitchen is well-equipped with a built-in oven and a four-ring gas hob with extractor hood above, and provides a practical and functional space for everyday living. Leading off the kitchen is a rear hall, which offers space for a fridge freezer and provides an additional access point to the garden - ideal for day-to-day convenience.

























The ground floor is further complemented by a modern shower room, fitted with a stylish three-piece suite. This space has been thoughtfully arranged to include an allocated area for a washing machine, with room for a tumble dryer above if required, ensuring practicality without compromising on style.

Ascending to the first floor, the property continues to impress with its adaptable layout. Originally designed as two double bedrooms, the current configuration has been modified to incorporate an additional upstairs shower room, resulting in a slightly smaller second bedroom. This flexible arrangement allows for a variety of potential uses, and could easily be reconfigured by a new owner—either reverting to two larger bedrooms or adjusting the shower room to create a more compact ensuite or cloakroom.

The principal bedroom is a generous and peaceful retreat, benefitting from ample built-in storage and pleasant outlooks. The upstairs shower room is fitted with a contemporary three-piece suite, providing additional convenience and enhancing the home's overall functionality.

Entrance Hall

Living Room
18'11 x 11'11 (5.77m x 3.63m)

Conservatory
10'08 x 10'07 (3.25m x 3.23m)

Kitchen/Dining Room
10'08 x 10'06 (3.25m x 3.20m)

Rear Lobby
10'03 x 2'05 (3.12m x 0.74m)

Ground Floor Shower Room
7'03 x 6'10 (2.21m x 2.08m)

First Floor Landing

Bedroom One
11'11 max x 10'11 (3.63m max x 3.33m)

Bedroom Two
10'11 x 10'08 (3.33m x 3.25m)
Including the shower room measurements

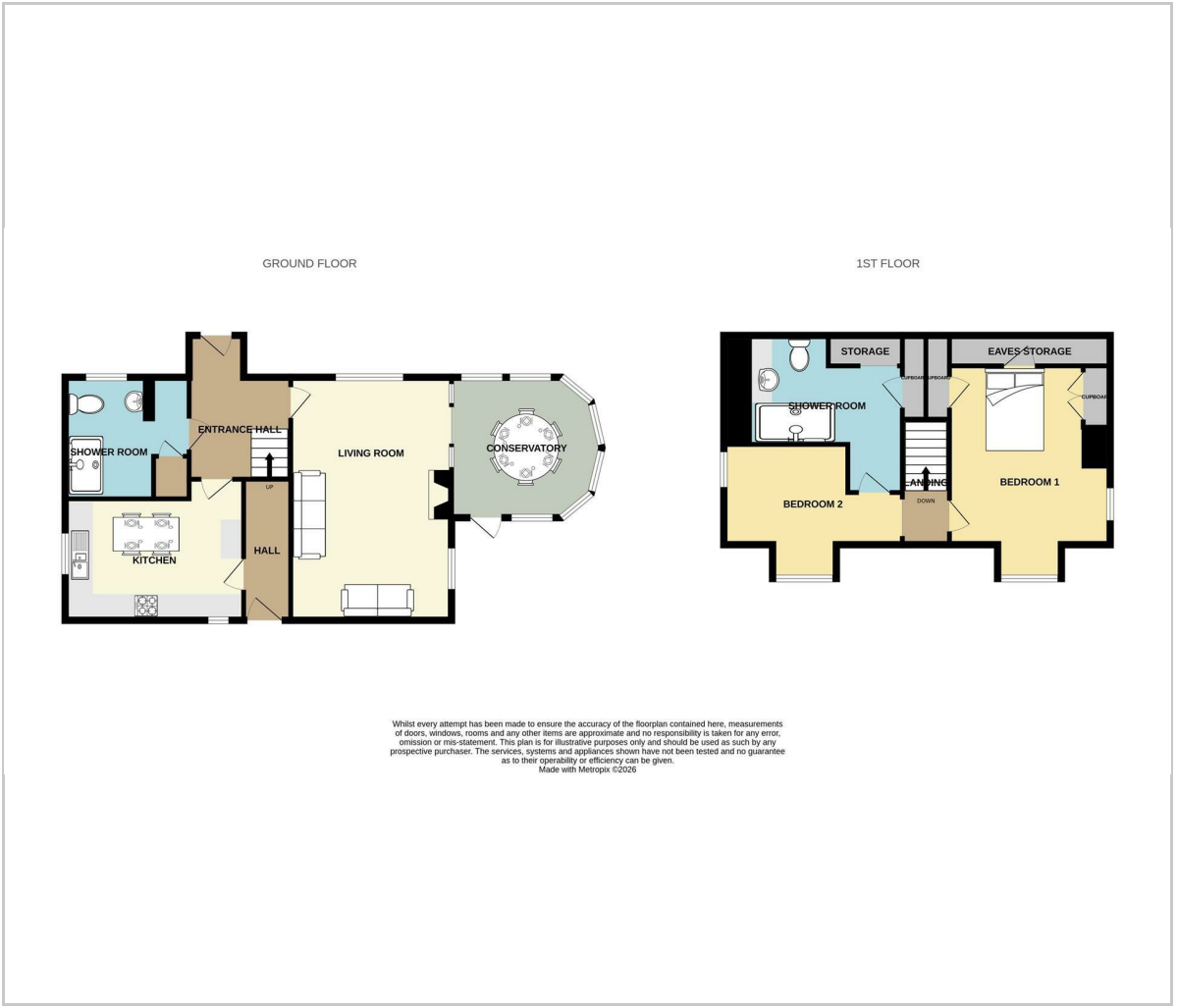
Bedroom Two
10'06 x 4'07 (3.20m x 1.40m)
As is with the partition

Upstairs Shower Room
10'06 x 6'02 (3.20m x 1.88m)

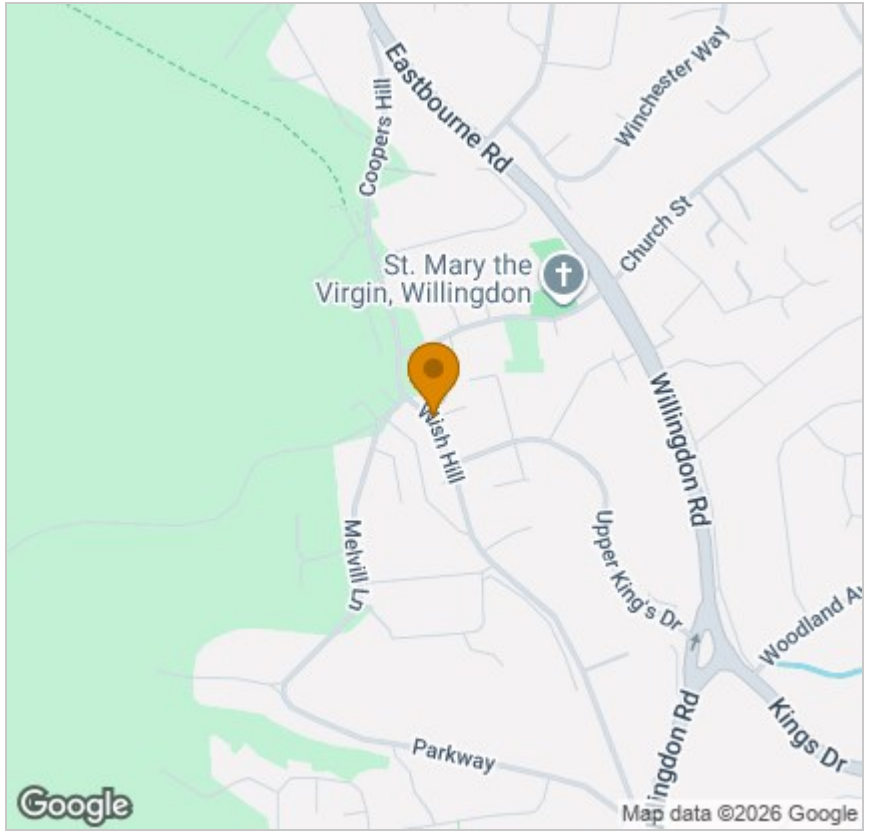
Outside
Externally, the property truly excels. The gardens wrap around the entire cottage, creating a beautifully private and tranquil outdoor space. Predominantly laid to lawn, the grounds are interspersed with a variety of patio areas, perfect for al fresco dining, entertaining, or simply enjoying the surroundings. The boundaries are defined by a charming mix of established hedging and flint walls, while an array of flowers and mature planting bring colour and vibrancy throughout the seasons, whilst a garden shed offers useful storage.

This is a rare opportunity to acquire a characterful and versatile home in a highly desirable location. Combining period charm, flexible accommodation, and exceptional outdoor space, this enchanting cottage is perfectly suited to a range of buyers seeking a peaceful yet well-connected lifestyle.

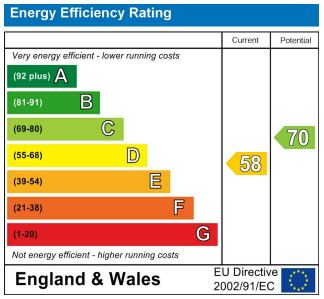
Floor Plan



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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