PHIL HALL
ESTATE AGENTS



3 Manifold Mews

Eastbourne, BN22 8FF

£280,000

2 1 1 B

3 Manifold Mews

Eastbourne, BN22 8FF

Phil Hall Estate Agents welcomes to the market this beautifully presented two double bedroom mews house, tucked away in a quiet and peaceful setting within a convenient location in Eastbourne. Ideally positioned within walking distance of Eastbourne town centre, mainline train station and the picturesque seafront, this delightful home offers the perfect combination of modern living, comfort and convenience.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the ground floor accommodation, with stairs rising to the first floor. Conveniently positioned off the entrance hall is a useful ground floor cloakroom, ideal for everyday practicality.

Leading through from the entrance hall is the wonderfully spacious living room/dining room, offering ample space for a comfortable selection of both living and dining room furniture. This inviting room provides the perfect setting for relaxing or entertaining family and friends, whilst doors lead directly out onto the private rear garden, allowing natural light to flow into the room and creating a lovely connection between the indoor and outdoor spaces.

The modern fitted kitchen is open plan to the living room/dining room, creating a sociable and practical layout, whilst also benefiting from separate access via the entrance hall. The kitchen is fitted with an attractive range of wall-mounted and matching base units, complemented by work surfaces providing plenty of preparation space. A comprehensive selection of integrated appliances includes a fridge, freezer, oven, hob with extractor hood over, dishwasher and washing machine, making this a well-equipped and functional space.

Stairs rise from the entrance hall to the first-floor landing, where you will find two generously proportioned double bedrooms, both offering plenty of space for bedroom furniture. Completing the first-floor accommodation is the modern fitted bathroom, comprising a panelled enclosed bath, WC and wash hand basin.

























LOCATION, LOCATION, LOCATION
Manifold Mews enjoys a tucked-away position within a quiet residential setting, yet remains conveniently located for everything Eastbourne has to offer. The town centre is within comfortable walking distance, providing an excellent selection of shops, cafés, restaurants and everyday amenities. Eastbourne's mainline railway station is also close by, offering convenient connections to Brighton, London and surrounding areas, whilst the beautiful seafront and promenade are easily accessible for coastal walks and leisure activities.

Entrance Hall

Ground Floor Cloakroom
5'03 x 2'10 (1.60m x 0.86m)

Living Room/Dining Room
14'07 x 14'02 (4.45m x 4.32m)

Kitchen
11'10 x 6'10 (3.61m x 2.08m)

First Floor Landing

Bedroom One
14'01 x 10'08 (plus bay) (4.29m x 3.25m (plus bay))

Bedroom Two
14'01 x 8'05 (4.29m x 2.57m)

Bathroom
6'05 x 6'02 (1.96m x 1.88m)

Outside
Outside, the property enjoys the added benefit of its own private rear garden, which is fully enclosed and paved with patio for ease of maintenance. This delightful outdoor space provides the perfect spot for alfresco dining, enjoying the warmer months or simply relaxing in peaceful surroundings without the upkeep of a larger garden.

To the front of the property is an allocated parking space, whilst additional visitor parking provides further convenience for visiting family and friends.

Allocated and Visitor Parking

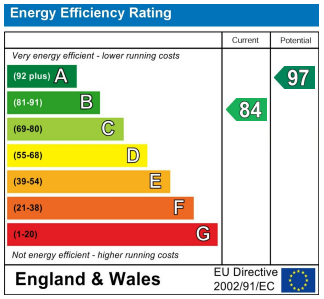
Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk