



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



new
instruction



Brodrick Road, Eastbourne, BN22 0DW

Freehold | House - End Terrace | 3 Bedrooms

This home occupies a corner plot that has a southerly facing garden, as well as having off road parking for several vehicles. It is ideally located within walking distance of local schools, shops and main bus routes. Internally there is a contemporary kitchen, spacious living room, downstairs cloakroom and bathroom.

FOR SALE
FREEHOLD
£295,000

Location

Brodrick Road is situated in the Hampden Park area of Eastbourne, which has the namesake park dating back to 1902. The park is home to a large pond, forestry walks, play park and cafe. Closer to the property you will find a range of schools for all ages, shops and main bus routes. Hampden Park train station is located less than 1 mile away and has connections to Lewes, Brighton and London Victoria.

EPC Rating: D

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Approach

A pathway leads past the hedgerow and through a gate to the garden and onward to the front door.

Entrance Hall

Double glazed door, window and carpet. Ceiling light.

Living Room maximum of 17'8" x 16'4" (maximum of 5.41 x 4.99)

A dual aspect room, with space for lounge and dining areas. Carpet, radiators and ceiling lighting.

Kitchen 10'10" x 10'1" (3.31 x 3.08)

A contemporary kitchen with two tone cabinetry and complementary white marble effect worktop and tiled splashback. Integrated extractor, washing machine and dishwasher. Space for cooker and fridge freezer. Double glazed door and window, allowing access to the garden. Vinyl flooring, radiator and ceiling light.

Cloakroom

Fully tiled walls, toilet, corner basin and window.

Landing

Window overlooking the garden, loft hatch and built in cupboard.

Bedroom Three 11'3" x 6'2" (3.43 x 1.88)

Dual aspect room, radiator and ceiling light.

Bedroom One 14'3" x 10'7" (4.36 x 3.25)

A well proportioned room with built in cupboard, double glazed windows, carpet and radiator.

Bedroom Two 10'7" x 10'0" (3.25 x 3.06)

Double glazed window, radiator, carpet and built in cupboard.

Bathroom 6'2" x 5'4" (1.88 x 1.64)

Fitted with a white suite comprising of pedestal basin, toilet and bath with electric shower over. Window with obscured glass. Radiator, vinyl flooring and ceiling light.

Garden

The southerly facing space is mainly laid to lawn with hard standing seating area and double gates which open to the parking area. Two brick built storage sheds are to the side of the property.

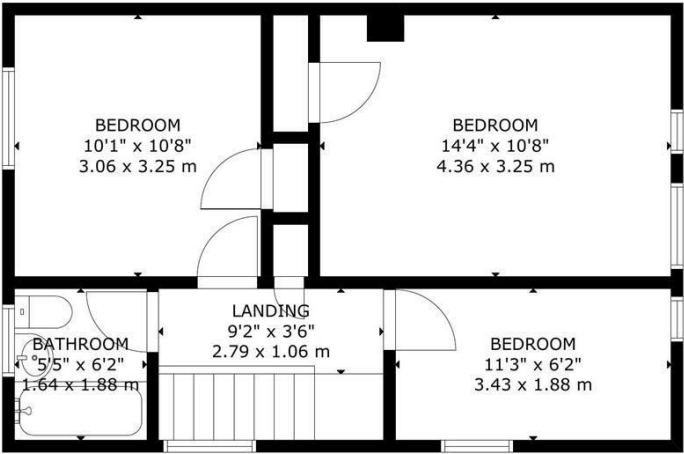
Additional Information

Council Tax Band: B - Eastbourne Council

Floor Plan



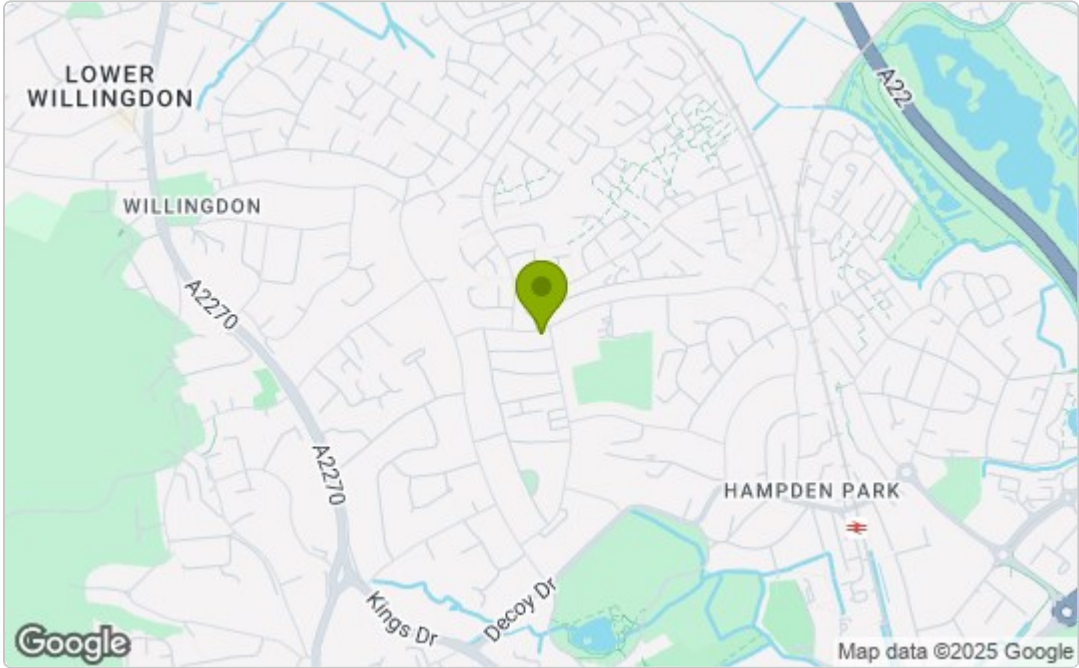
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 87 m²/943 sq.ft
FLOOR 1: 44 m²/479 sq.ft, FLOOR 2: 43 m²/464 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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.

Energy Efficiency Graph

