



**Brasseley Avenue, Eastbourne BN22 9QD**

**welcome to**

**Brassey Avenue, Eastbourne**

An incredibly spacious four bedroom Edwardian detached residence set with Southerly facing lawned rear gardens in heart of Hampden Park village. Conveniently positioned just yards from the range of village shops and mainline railstation.



### **Entrance**

Frosted double glazed door to the front aspect.

### **Sitting Room**

14' 2" In to bay x 11' 8" Max ( 4.32m In to bay x 3.56m Max )

Double glazed bay window to front aspect. Radiator. Fireplace with wall mounted electric fire.

### **Kitchen/ Breakfast Room**

19' 5" Max x 11' 5" Max ( 5.92m Max x 3.48m Max )

Range of wall and base units incorporating a one and a half bowl drainer sink unit. Space for range cooker. Integrated fridge freezer. Space and plumbing for washing machine, dishwasher and tumbler dryer. Breakfast bar. Wall mounted gas boiler. Radiator. Double glazed windows to rear and side aspects and double glazed stable door providing access to the front and rear gardens.

### **Family Room**

13' 8" Max x 11' 9" Max ( 4.17m Max x 3.58m Max )

Sliding double glazed door to conservatory. Double glazed window to side aspect. Radiator. Fireplace.

### **Conservatory**

21' 2" x 12' 4" ( 6.45m x 3.76m )

Double glazed windows to rear aspect and side aspects. Double glazed double doors to rear. Radiator. Wood laminate flooring.

### **First Floor Landing**

Stairs From Ground To First Floor Landing. Radiator.

### **Bedroom 1**

14' 4" In to bay x 11' 9" Max ( 4.37m In to bay x 3.58m Max )

Double glazed bay window to front aspect. Radiator. Television point.

### **Bedroom 2**

13' 8" Max x 11' 6" Max ( 4.17m Max x 3.51m Max )

Double glazed window to the rear aspect. Radiator.

### **Bedroom 3**

11' 3" Max x 8' 11" Max ( 3.43m Max x 2.72m Max )

Double glazed window to rear aspect. Built in wardrobe and airing cupboard. Radiator.

### **Bedroom 4**

8' 10" Max x 6' 8" Max ( 2.69m Max x 2.03m Max )

Double glazed window to front aspect. Radiator.

### **Bathroom**

Partly tiled suite comprising bath with mixer tap and overhead shower attachment, wash hand basin, radiator, frosted double glazed window.

### **Separate Cloakroom**

Comprising low level WC. Frosted double glazed window.

### **Rear Garden**

Mostly laid to lawn southerly facing rear garden with paved seating area, raised flower bed borders, mature bushes and shrubs, store sheds, side access and personal door access to the garage.

### **Garage**

Centrally opening doors. Electric power and light.

### **Parking**

Driveway to the front with ample off road parking.



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welcome to

## Brassey Avenue, Eastbourne

- Detached Edwardian House
- Four generous bedrooms
- Three reception rooms
- Full length conservatory
- Kitchen/Breakfast room

Tenure: Freehold EPC Rating: D

**£525,000**



Please note the marker reflects the postcode not the actual property

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