



Brodrick Road, Eastbourne BN22 9RE

welcome to

Brodrick Road, Eastbourne

A three bedroom semi detached family home set over three floors ideally located in Hampden Park within easy reach of local schools, High Street and mainline train service. Benefiting from en suite shower room, approximately 80' well maintained rear garden and off road parking for multiple cars.



Entrance Porch

UPVC Double glazed door to the front aspect.
Double glazed window to the front aspect. Internal door leading to:

Entrance Hall

Large under stairs storage cupboard housing gas boiler. Window to the side aspect. Radiator,

Lounge

13' 5" into bay x 11' 1" max (4.09m into bay x 3.38m max)
Double glazed bay window to the front aspect. Gas fire place. Radiator. Television point.

Dining Room

15' 6" max x 10' 7" max (4.72m max x 3.23m max)
Double glazed sliding doors leading to the conservatory. Radiator. Television point.

Kitchen

12' 9" x 8' 1" max (3.89m x 2.46m max)
A range of wall and base units with work top over incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring ceramic electric hob with extractor fan above. Built in double oven. Space and plumbing for fridge / freezer, dish washer and washing machine. Partly tiled splashback. Double glazed window to the side aspect. Door to the rear aspect.

Conservatory

12' 2" x 9' (3.71m x 2.74m)
Double glazed windows to the rear and side aspect. Double doors leading to garden.

First Floor Landing

Stairs leading from ground floor to first floor landing. Radiator. Double glazed window to the front aspect.

Bedroom 2

12' 1" x 11' 2" (3.68m x 3.40m)
Double glazed window to the rear aspect. Radiator.

Bedroom 3

14' 1" into bay x 10' 6" max (4.29m into bay x 3.20m max)
Double glazed bay window to the front aspect. Telephone point. Built in wardrobes.

Bathroom

Recently fitted modern bathroom with fully tiled walls comprising P shaped bath with mixer taps and over head Electric Mira shower. Low level W.C. Wash hand basin with vanity unit below. Radiator. Double glazed window to the side aspect.

Second Floor Landing

Stairs leading from first floor to second floor landing. Double glazed window to the side aspect, Large storage cupboard.

Bedroom 1

14' 4" max x 13' 6" into recess (4.37m max x 4.11m into recess)
Double glazed window to the rear aspect. Eaves storage. Radiator. Built in wardrobes.

En Suite

Tiled suite comprising shower cubicle. Low level W.C. Wash hand basin. Radiator. Extractor fan. Double glazed window to the rear aspect.

Rear Garden

Generous well maintained rear garden measuring approximately 80 ft in length. Comprising of paved seating area with raised flower beds and mature shrub borders leading to an area laid to lawn with raised paved seating area. Active vegetable patch. Side access. Fence surround. Shed to the rear.

Off Road Parking

The property benefits from off road parking for multiple vehicles to the front aspect.



Total floor area 121.1 m² (1,303 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Brodrick Road, Eastbourne

- Semi detached house
- Three double bedrooms
- Lounge, Dining room and conservatory
- Newly fitted bathroom
- En suite shower room

Tenure: Freehold EPC Rating: E

£370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118642 - 0003

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