



Brodrick Road, Eastbourne, BN22 9RH

welcome to

Brodrick Road, Eastbourne

A three-bedroom end of terrace house located within the highly popular West Hampden Park location close to numerous amenities, offering three bedrooms, lounge, open-plan kitchen/dining room, good size rear garden and potential for parking. Further benefiting from no onward chain.



Entrance Porch

Double glazed window and door to the front aspect.
Double glazed window to the side aspect. Pitched roof.

Entrance Hall

Window to the side aspect. Cupboard.

Lounge

13' 3" max x 12' 11" max (4.04m max x 3.94m max)
Double glazed window to the front aspect. Radiator.

Kitchen

20' max x 8' 6" (6.10m max x 2.59m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Space and plumbing for washing machine and dish washer. Boiler. Under stairs cupboard. Double glazed window and door to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Bedroom 1

13' 4" max x 13' max (4.06m max x 3.96m max)
Double glazed window to the front aspect. Radiator.

Bedroom 2

14' 2" x 8' 6" (4.32m x 2.59m)
Double glazed window to the rear aspect. Radiator.

Bedroom 3

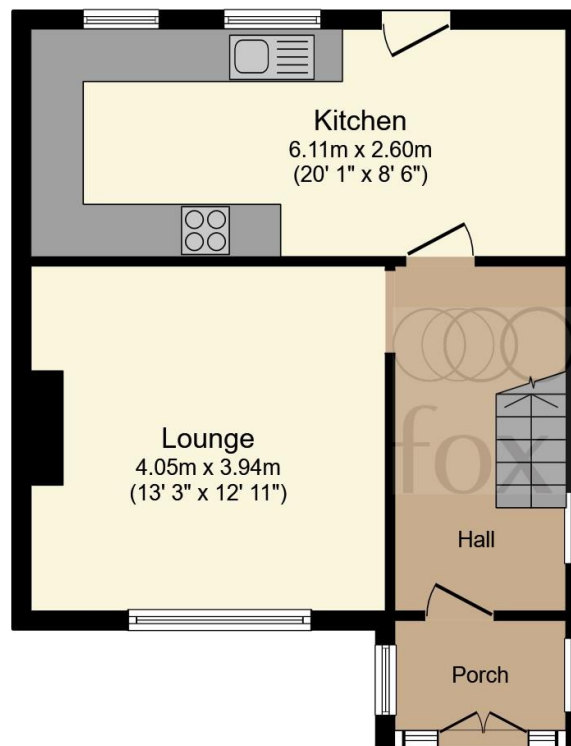
9' 5" max x 6' 11" max (2.87m max x 2.11m max)
Double glazed window to the side aspect.

Bathroom

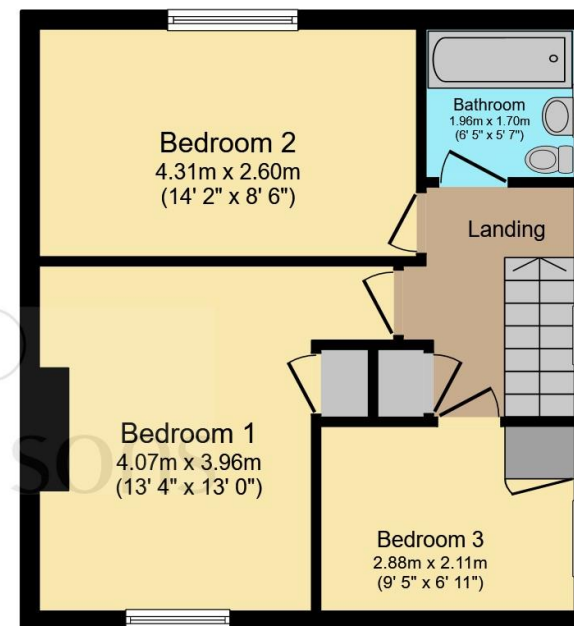
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.
Double glazed window to the rear aspect.

Rear Garden

Mainly laid to lawn with garden path leading to rear gate. An area which can be turned into parking.
Shrubs. Side access.



Ground Floor



First Floor

Total floor area 83.8 m² (902 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

- THREE BEDROOM END-TERRACED HOUSE
- OPEN-PLAN KITCHEN/DINING
- POTENTIAL FOR PARKING AT THE REAR
- GOOD SIZE GARDEN
- CHAIN FREE

Tenure: Freehold EPC Rating: E

guide price

£300,000 - £315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119307 - 0003

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