



Brodrick Road, Eastbourne BN22 9RB

welcome to

Brodrick Road, Eastbourne

Guide Price £355,000 - £365,000 A deceptively spacious three bedroom detached house situated in the popular Hampden Park location offering three bedrooms, two reception rooms, kitchen, family bathroom, and generous rear garden.



Entrance Hall

Door to the front aspect. Radiator.

Lounge

17' into bay x 12' into recess (5.18m into bay x 3.66m into recess)

Double glazed bay window to the front aspect.

Window to the side aspect. Brick fire place. Radiator.

Dining Room

11' 10" x 11' 10" into recess (3.61m x 3.61m into recess)

Window to the side aspect. Radiator.

Kitchen

12' 2" max x 11' 11" max (3.71m max x 3.63m max)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Gas oven and hob with cooker hood above. Integral fridge and washing machine. Cupboard containing boiler. Radiator. Double glazed French doors leading to the garden. Window to the side aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.

Window to the front aspect. Radiator.

Bedroom 1

17' 6" into bay x 11' 11" into recess (5.33m into bay x 3.63m into recess)

Double glazed bay window to the front aspect.

Radiator.

Bedroom 2

11' 10" into recess x 11' 10" (3.61m into recess x 3.61m)

Double glazed window to the side aspect. Radiator.

Bedroom 3

11' 10" x 8' 10" into recess (3.61m x 2.69m into recess)

Double glazed window to the side aspect. Radiator.

Airing cupboard. Loft access.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Wash hand basin. Radiator.

Window to the side aspect.

Cloakroom

Window to the side aspect. Low level W.C.

Rear Garden

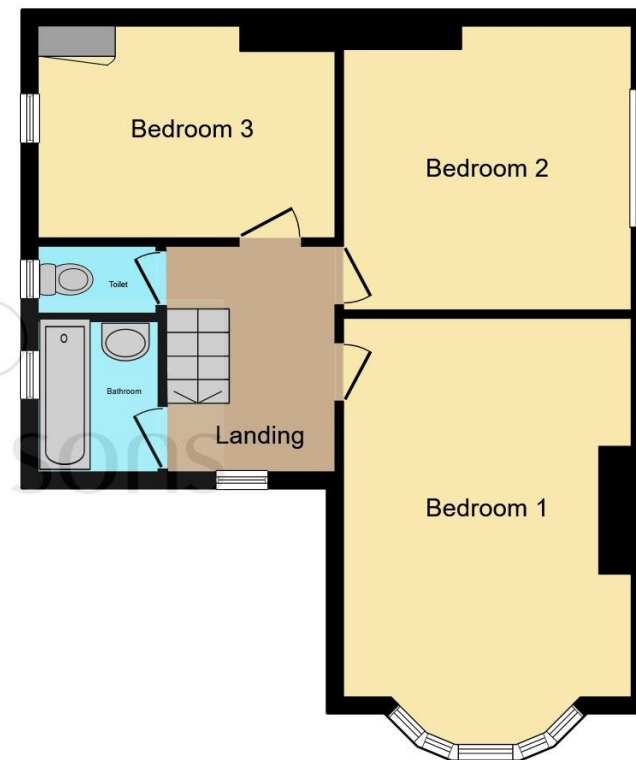
Patio area adjoining the house. Large lawn area.

Mature trees and shrubs. Access to the front via gate.

Outside storage cupboard.



Ground Floor



First Floor

Total floor area 108.2 m² (1,165 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

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- MODERN KITCHEN
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£355,000 - £365,000



Please note the marker reflects the
postcode not the actual property

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