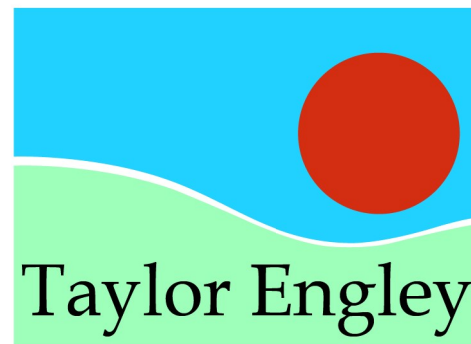


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**114 Brodrick Road, Hampden Park, Eastbourne, East Sussex, BN22 9NY**  
**Guide Price £405,000 Freehold**

An excellent opportunity has arisen to acquire this **DECEPTIVELY SPACIOUS AND IMMACULATEY PRESENTED THREE BEDROOMED DETACHED CHARACTER HOME**, located in the popular Hampden Park area of Eastbourne. The property boasts a recently renovated kitchen/diner with views over the garden, utility room, spacious lounge, three bedrooms, off road parking and a garage. The property is also noted to benefit from gas fired central heating and double glazed windows. EPC

= D





The property is conveniently situated being within walking distance of local shops, mainline railway station and the scenic Hampden Park. Eastbourne's town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately three and a half miles distant.

**\* DETACHED HOUSE \* CHARACTER HOME \* IMMACULATELY PRESENTED \* SPACIOUS KITCHEN/DINER \* UTILITY ROOM \* THREE BEDROOMS \* BATHROOM \* OFF ROAD PARKING \* GARAGE \* GARDENS \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

14'3 x 6'5 max (4.34m x 1.96m max)

Tiled entrance hall which follow onto engineered wood flooring, radiator, window, neutral decoration, storage cupboard housing consumer unit and electrics.

### Living Room

13'2 x 12'9 (4.01m x 3.89m)

Bay window, radiator, neutral decoration, coved ceiling.

### Kitchen/Diner

20'4 x 15'11 (6.20m x 4.85m)

Being completely renovated and now having a range of base units, worktops with upstand, black ceramic sink with gold mixer tap, island with breakfast bar and drawers under for storage and hanging light feature over, space for fridge freezer, integrated eye level oven, gas hob with extractor over, engineers wood flooring, spotlights, double glazed windows, dining space, double glazed doors opening onto garden.

### Utility Room

8'6 x 5'5 (2.59m x 1.65m)

Butler sink, solid wood worktops, range of wall and base units, plumbing for washing machine.

Stairs from entrance hall rising to:

### First Floor Landing

10'10 x 6'5 max (3.30m x 1.96m max)

Double glazed window, coved ceiling, picture rail, storage cupboard.

### Master Bedroom

13'6 x 13'2 (4.11m x 4.01m)

Picture rail, original features, neutral decoration, double glazed bay window, radiator.

### Bedroom 2

14'10 x 9'6 (4.52m x 2.90m)

Neutral decoration, coved ceiling, double glazed window.

### Bedroom 3

10'3 x 10' (3.12m x 3.05m)

Storage cupboard housing water tank, neutral decoration, radiator, double glazed window.

### Bathroom

Pea shaped path with shower over, tiled floor, part tiled walls, low level wc, wash hand with mixer tap, heated towel rail, storage cupboard, double glazed window.

### Outside

### Rear Garden

Lawned rear garden with decking and seating area.

### Driveway Parking

### Garage

Garage with power and lighting. Recently replaced roof.

### COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

### BROADBAND AND MOBILE PHONE CHECKER:

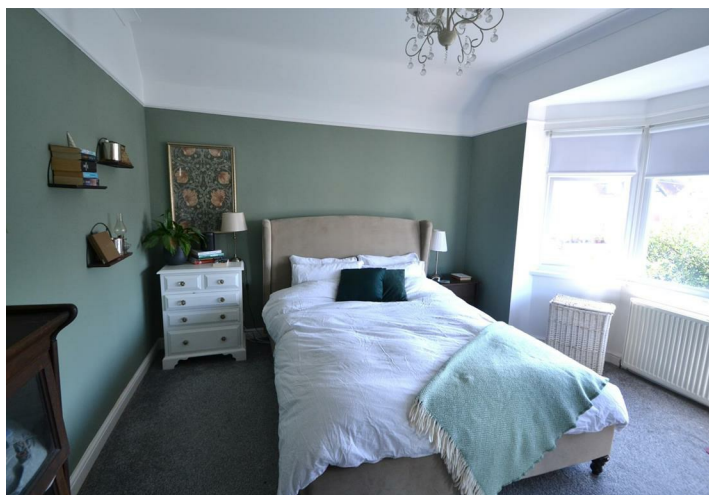
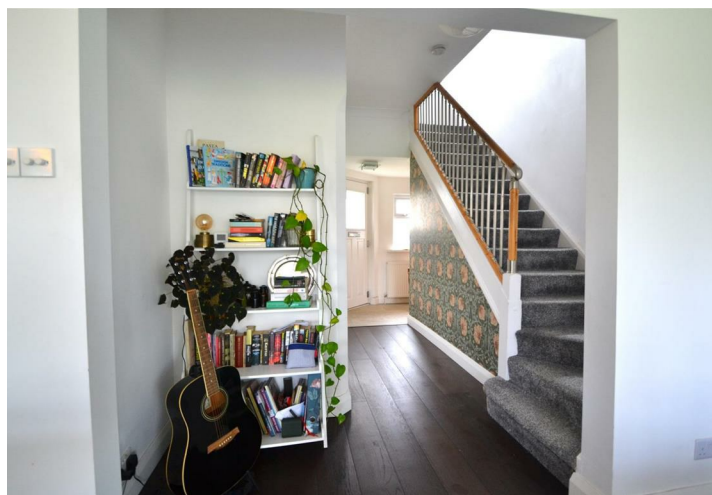
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.





GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1173sq.ft. (109.0 sq.m.) approx.  
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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