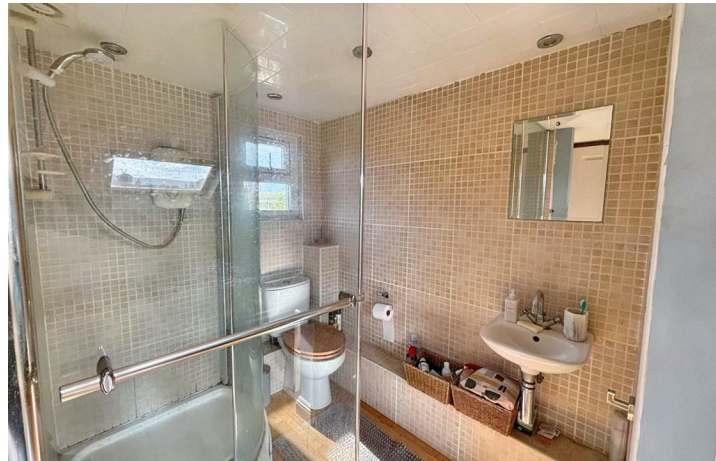


42 Brodrick Road,  
Eastbourne, BN22 9NR

Freehold

Offers In Excess Of  
£355,000



4 Bedroom 2 Reception 3 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



TOWN PROPERTY

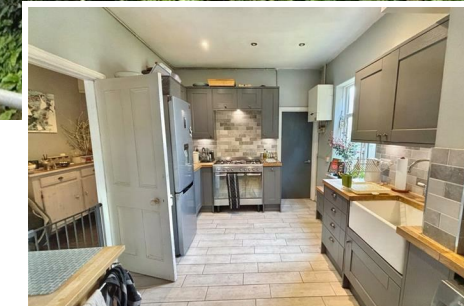


01323 412200

Freehold

Offers In Excess Of  
£355,000

4 Bedroom 2 Reception 3 Bathroom



42 Brodrick Road, Eastbourne, BN22 9NR

\*\*\* OFFERS IN EXCESS OF £355,000 \*\*\*

An extremely spacious four bedroom semi detached house enviably situated within walking distance of Hampden Park's high street and mainline railway station. Arranged over three floors the house provides well proportioned and versatile accommodation comprising of a bay windowed lounge, second reception room, refitted kitchen with door to ground floor wet room and a conservatory. The first floor comprises of three double bedrooms with a refitted bathroom and a staircase to the wonderful master bedroom with en-suite shower room. The rear garden is mainly laid to lawn with an area of decking and there is an off road parking space to the front. Being sold CHAIN FREE an internal inspection comes highly recommended.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)

42 Brodrick Road, Eastbourne, BN22 9NR

Offers In Excess Of £355,000

**Main Features**

- Terraced House

- 4 Bedrooms

- Lounge

- Kitchen/Breakfast Room

- Ground Floor Wet Room

- Second Reception Room

- Conservatory

- Bathroom/WC

- En-Suite Shower Room/WC to Master Bedroom

- Garden & Off Road Parking

**Entrance**

Stained glass front door to-

**Entrance Hallway**

Stripped floorboards. Radiator. Picture rail. Understairs cupboard. Stairs to first floor.

**Lounge**

13'0 x 11'3 (3.96m x 3.43m)

Picture rail. Corniced ceiling. Feature fireplace with tiled surround and hearth. Double glazed bay window to front aspect.

**Second Reception Room**

13'5 x 11'7 (4.09m x 3.53m)

Feature fireplace with tiled surround. Stripped floorboards. Picture rail. Corniced ceiling. Door to conservatory.

**Conservatory**

11'9 x 10'0 (3.58m x 3.05m)

Wood effect flooring. Radiator. Power and light. Door to garden.

**Kitchen/Breakfast Room**

15'9 x 9'9 (4.80m x 2.97m)

Fitted range of wall and base units. Solid wood worktop with inset ceramic sink with mixer tap. Space for range cooker. Space for upright fridge freezer. Plumbing and space for washing machine. Part tiled walls. Larder cupboard. Wall mounted gas boiler. Double glazed window. Door to garden. Further door to-

**Ground Floor Wet Room**

Shower. Tiled walls. Frosted double glazed window.

**Stairs from Ground to First Floor Landing:**

Radiator. Dado rail. Airing cupboard housing hot water cylinder.

**Bedroom 2**

13'11 x 13'4 (4.24m x 4.06m)

Corniced ceiling. Dado rail Feature fireplace. Fitted wardrobes. Double glazed bay window to front aspect.

**Bedroom 3**

13'0 x 11'9 (3.96m x 3.58m)

Stripped floorboards. Feature fireplace. Double glazed window to rear.

**Bedroom 4**

10'0 x 9'9 (3.05m x 2.97m)

Radiator. Feature fireplace. Double glazed window to rear aspect.

**Bathroom/WC**

White suite comprising of roll top bath with mixer tap and shower attachment. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Chrome heated towel rail. Tiled walls. Tiled flooring. Frosted double glazed window.

**Stairs from First to Second Floor Landing:**

Eaves storage cupboard. Door to-

**Master Bedroom**

15'8 x 15'6 (4.78m x 4.72m)

Fitted wardrobes. Radiator. Wooden flooring. Skylight with distant views towards the South Downs. Opening to-

**En-Suite Shower Room/WC**

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Tiled walls. Inset spotlights. Extractor fan. Wooden flooring.

**Outside**

The rear garden is mainly laid to lawn with a sizeable area of decking that leads off the conservatory, an area of shingle, wooden shed and side access. To the front there is off road parking for one vehicle.

EPC = E

Council Tax Band = C