






TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

£249,950



5 Brodrick Road, Eastbourne, BN22 9NR

An extremely well presented two bedroom terraced cottage that is enviably situated within easy walking distance of Hampden Park high street and mainly railway station. Being offered CHAIN FREE the house benefits from two reception rooms, a refitted kitchen, spacious refitted bathroom and two double bedrooms. The rear garden provides a high level of seclusion and is mainly laid to lawn. An internal inspection comes highly recommended.

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£249,950**Main Features**

- Terraced Cottage
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bath & Shower Room/WC
- Sizeable Lawned Gardens
- CHAIN FREE

Entrance

Entrance door to-

Entrance Hallway

Radiator. Dado rail. Stairs to first floor. Coved ceiling. Understairs cupboard. Further cupboard with power. Wood effect flooring.

Lounge

10'8 x 9'7 (3.25m x 2.92m)

Radiator. TV point. Picture rail. Double glazed window to front aspect.

Dining Room

10'5 x 9'2 (3.18m x 2.79m)

Radiator. Wood effect flooring. Built in cupboard. Coved ceiling. Double glazed window to rear aspect.

Open Plan Kitchen

6'7 x 5'3 (2.01m x 1.60m)

Fitted range of wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built in electric oven and hob with extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Wood effect flooring. Window and door to garden.

Stairs from Ground to First Floor Landing:

Loft hatch (not inspected).

Bedroom 1

14'10 x 8'10 (4.52m x 2.69m)

Radiator. Two double glazed windows to front aspect.

Bedroom 2

12'7 x 7'1 (3.84m x 2.16m)

Radiator. Double glazed window to rear aspect.

Bath & Shower Room/WC

Panelled bath with chrome mixer tap. Low level WC. Shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Chrome heated towel rail. Wood effect flooring. Frosted double glazed window.

Outside

The sizeable rear garden is mainly laid to lawn with mature trees and shrubs, an area of patio and two brick built sheds, one housing the gas boiler.

To the front there are further lawned gardens.

Council Tax Band = B**EPC = C**