



63 Broderick Road, Eastbourne, BN22 9NR

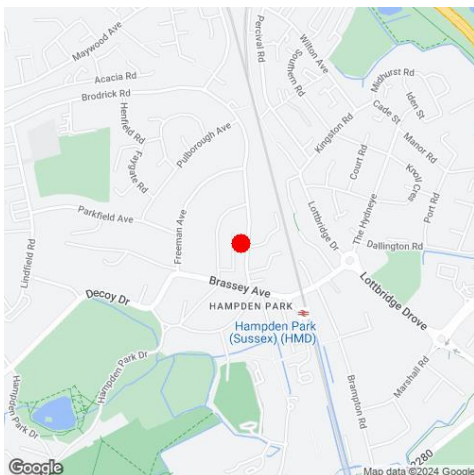
Guide Price £400,000 - 420,000 | Freehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

\* £400,000- £420,000\* A particularly well proportioned 1930's style semi-detached house of pleasing character with four double bedrooms enjoying a most convenient location within a few hundred yards of the recreational facilities of Hampden Park, the High Street and Railway Station. The accommodation comprises two reception rooms both with ornate fireplaces with the dining room opening onto a loggia which in turn leads to the rear garden. The 15' kitchen has been recently re-fitted with a comprehensive range of contemporary wall and base units together with larder units and solid wood work surfaces. Integrated appliances include a Bosch double oven, microwave and hob, together with a fridge/freezer and dishwasher, There are three double bedrooms on the first floor served by a re-fitted shower room/wc with the fourth bedroom on the second floor. The house is set within an attractive and secluded 60' rear garden which enjoys a southwesterly aspect designed for ease of maintenance with shrubs and soft fruits. The brick paviour driveway at the front provides ample off-road parking. An internal inspection is highly recommended to appreciate the merits of this very desirable home.





### At a Glance:

- Pleasing 1930`s character
- Four double bedrooms
- Two reception rooms
- Beautifully fitted 15` kitchen with integrated appliances
- Modern shower room/wc
- 60` southwesterly facing garden
- Ample off-road parking
- Gas central heating
- Sealed unit double-glazing
- Convenient and popular location

### Accommodation:

#### HALL

#### CLOAKROOM/WC

#### SITTING ROOM

14'0" (4.27m) x 13'0" (3.96m)

#### DINING ROOM

12'0" (3.66m) x 11'0" (3.35m)

#### KITCHEN

15'3" (4.65m) x 7'4" (2.24m)

#### LANDING

#### BEDROOM 1

13'9" (4.19m) x 13'3" (4.04m) Max

#### BEDROOM 2

12'0" (3.66m) x 11'0" (3.35m)

#### BEDROOM 3

9'0" (2.74m) x 8'0" (2.44m)

#### SHOWER ROOM/WC

#### SECOND FLOOR LANDING

#### BEDROOM 4

15'0" (4.57m) x 13'2" (4.01m) With restricted headroom

#### OUTSIDE

#### SOUTHWESTERLY FACING REAR

#### GARDEN

Approx 60` in depth

#### OFF-ROAD PARKING

#### EPC

To be confirmed

#### COUNCIL TAX

Band "C"



## Floorplan Awaited

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) website

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) email