



52 Brodrick Road, Eastbourne, BN22 9NR

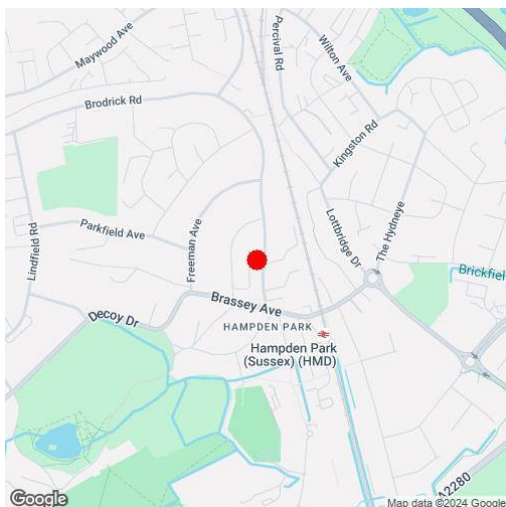
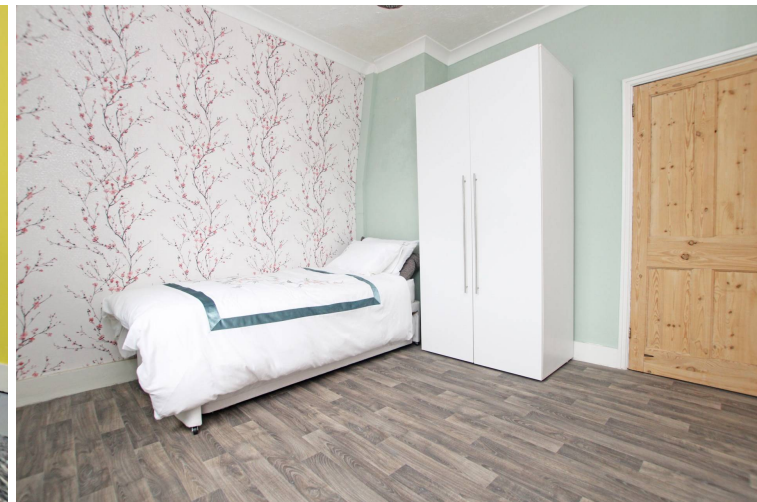
Price £360,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An attractive three double bedroom semi-detached house boasting rear garden measuring in excess of 100ft located in the popular Hampden Park area of Eastbourne just a short walk to the high street offering a wide range of shops, amenities and mainline railway station. This delightful property offers bright and spacious accommodation and is offered to the market chain free. Accommodation comprises hallway, kitchen, sitting room, dining room, three good size double bedrooms and recently refitted bathroom with suite comprising panelled bath, wash hand basin, low level and fully tiled walls. The property features an extensive rear garden principally laid to lawn with area of patio and a variety of plants, shrubs and trees. To the front there is off road parking and a further shared driveway leading to a single garage. Additional benefits include double glazing and gas central heating.





At a Glance:

- Three double bedroom semi-detached house.
- Walking distance to train station and high street
- Sitting room
- Dining room
- Kitchen
- Re fitted bathroom
- Rear garden in excess of 100ft
- Driveway and garage
- Chain free
- Double glazing and gas central heating

Accommodation:

KITCHEN

10'5" (3.18m) x 7'6" (2.29m)

SITTING ROOM

13'7" (4.14m) Max x 13'4" (4.06m)

DINING ROOM

14'3" (4.34m) Max x 13'3" (4.04m)

INNER HALLWAY

FIRST FLOOR LANDING

BEDROOM 1

12'2" (3.71m) x 10'6" (3.2m)

BEDROOM 2

11'4" (3.45m) x 10'8" (3.25m)

BEDROOM 3

10'6" (3.2m) x 10'5" (3.18m)

BATHROOM

OUTSIDE:

DRIVEWAY

GARAGE

REAR GARDEN

In excess of 100 ft

COUNCIL TAX:

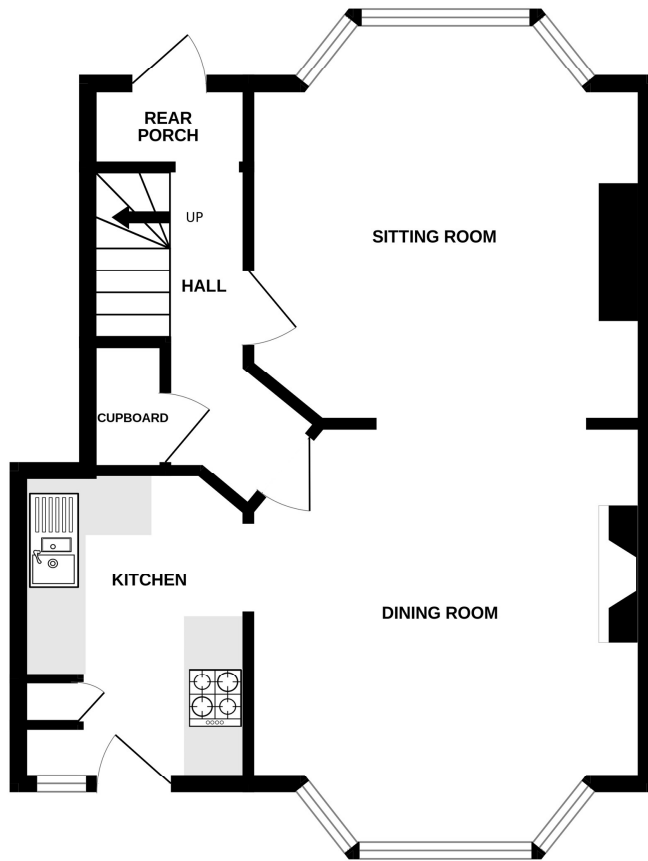
Band `C`

EPC:

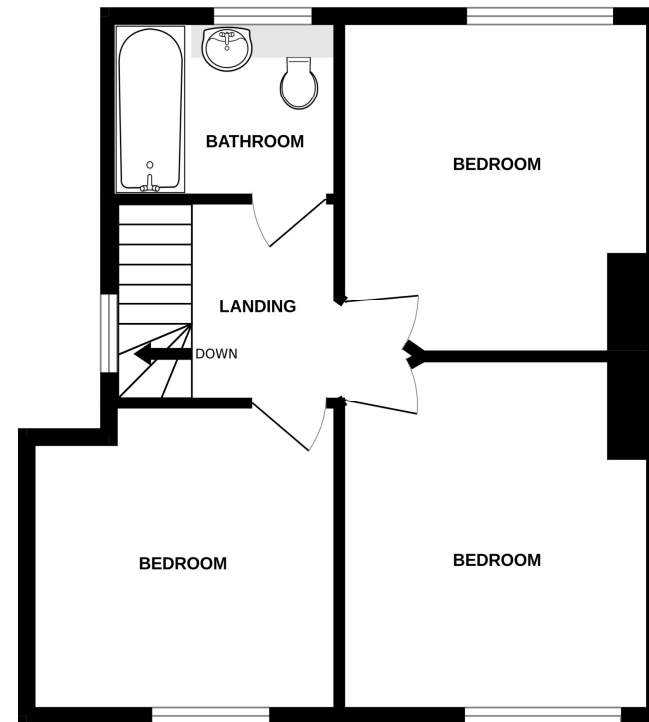
`D`



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk