TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

£249,950

246 Brodrick Road, Eastbourne, BN22 9RH

A deceptively spacious three storey mid terrace home, offering three generous double bedrooms including a superb loft conversion with a full width dormer enjoying far reaching views. Set back from the road as part of an attractive crescent overlooking a central lawned green, the property offers excellent family accommodation with further scope to enhance. The ground floor comprises a bay fronted sitting room, separate dining room adjoining the kitchen and a large rear lobby housing a WC and boiler, which offers exciting potential to create a utility room whilst retaining the cloakroom. Many neighbouring homes have opened the kitchen and dining room into one impressive family space, offering inspiration for future improvements. To the rear, the garden leads to a private garage with rear access from Acacia Road, providing valuable off road parking and storage. Situated in the ever popular Hampden Park area, the property is ideally placed for a selection of highly regarded schools, Hampden Park railway station, local shops and the beautiful Hampden Park itself with its picturesque lake and walking routes, making this an excellent opportunity for families seeking space and potential in a superb location.

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Main Features

- Spacious 3 Storey Family Home
- 3 Double Bedrooms
- Loft Conversion with Full Width Dormer
- Far Reaching Views
- 2 Reception Rooms
- Scope To Create Open Plan Kitchen/Diner
- Ground Floor WC With Utility Potential
- Garage Accessed From Acacia Road
- Attractive Crescent Overlooking Green
- Close To Schools, Hampden Park & Train Station

Entrance
uPVC entrance door to -

Hallway
Radiator. Double glazed window to front aspect.

Lounge
13'3 x 11'3 (4.04m x 3.43m)
Radiator. Electric fireplace. Double glazed window to front aspect.

Dining Room
9'3 x 6'7 (2.82m x 2.01m)
Radiator. Understairs storage cupboard. Double glazed window to rear aspect.

Kitchen
9'3 x 9'1 (2.82m x 2.77m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Plumbing and space for washing machine, fridge, freezer and cooker. Double glazed window to rear aspect.

Ground Floor Cloakroom
Low level WC. Boiler. Single glazed window to side aspect. There is scope for this to become a utility room.

Stairs from Ground to First Floor Landing:

Bedroom 1
12'5 x 11'3 (3.78m x 3.43m)
Radiator. Airing cupboard. Double glazed windows to front aspect.

Bedroom 2
12'4 x 9'3 (3.76m x 2.82m)
Radiator. Fitted wardrobe. Double glazed windows to rear aspect.

Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Double glazed window.

Stairs from First to Second Floor Landing:
Under eaves storage.

Bedroom 3
15'3 x 12'1 (4.65m x 3.68m)
Radiator. Double glazed windows to rear aspect.

Outside
Rear Garden: mature rear garden with a variety of fruit trees, plants and shrubbery. Mainly laid to patio with gated rear access.

Front Garden: Laid to patio with plants and rose bushes. Pathway to front door.

Garage
Private garage with rear access from Acacia Road.

Council Tax Band = B

EPC = D

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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.