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Taylor Engley



163 Brodrick Road, Hampden Park, Eastbourne, East Sussex, BN22 9RE

Chain Free £369,950 Freehold

Situated in the popular Hampden Park area of Eastbourne, this **WELL-PRESENTED FOUR-BEDROOM DETACHED HOME** offers spacious and versatile accommodation throughout. Highlights include a generous lounge and dining room, bright sunroom, well-appointed kitchen and family bathroom. Outside, the property enjoys a substantial southerly-facing garden, together with a garage and driveway providing ample off-road parking. Further benefits include UPVC double glazing, gas-fired central heating. An excellent opportunity to acquire a well-proportioned family home in a popular and convenient location. This home benefits from UPVC double glazing and gas-fired central heating, ensuring comfort throughout the year. Offered with vacant possession, this property is ready for you to make it your own. Don't miss the chance to view this delightful home in a popular location, where community spirit and local amenities abound. EPC = C



The property is located in the popular Hampden Park area of Eastbourne being within walking distance of schools for most age groups. Bus service serve the local area and local shops are also within walking distance. Hampden Park mainline railway station is approximately one mile distant whilst Eastbourne's town centre amenities is approximately four miles distant.

*** FOUR BEDROOMED DETACHED HOME * ENTRANCE LOBBY * LOUNGE/DINING ROOM * SUN ROOM * KITCHEN * UTILITY AREA * CLOAKROOM/WC * FOUR FIRST FLOOR BEDROOMS * BATHROOM * SEPARATE WC * INTEGRAL GARAGE * PARKING TO FRONT FOR SEVERAL VEHICLES * EXTENSIVE LAWNED GARDENS TO REAR * VACANT POSSESSION OFFERED ***



The accommodation

Comprises:
Front door to:

ENTRANCE LOBBY

With internal door to:

LOUNGE/DINING ROOM

23'7 x 16'0 (7.19m x 4.88m)

With upvc windows to front, double radiator, fireplace surround, coved ceiling, sliding patio doors to:

SUN ROOM

13'0 x 8'6 (3.96m x 2.59m)

With upvc windows to rear and side with external access doors to rear garden.

KITCHEN

13'8 x 8'1 (4.17m x 2.46m)

With a comprehensive range of matching eye and base level units with complimentary rolled top work surfaces over with inset stainless single drainer sink unit.

CLOAKROOM/WC

With a low level wc, hand wash basin, window to side

LANDING

Stairs from inner hall to first floor landing, hatch to insulated loft, airing cupboard with copper lagged tank with immersion switch and slatted shelving.

BEDROOM ONE

14'5 x 9'10 (4.39m x 3.00m)

With upvc windows to front, double radiator, coved ceiling, built-in double wardrobes.

BEDROOM TWO

9'1 x 8'3 (2.77m x 2.51m)

Upvc windows to front, double radiator, built-in double wardrobes.

BEDROOM THREE

11'5 x 7'6 (3.48m x 2.29m)

With upvc windows to rear with far reaching views, double radiator.

BEDROOM FOUR

8'5 x 6'2 (2.57m x 1.88m)

Upvc windows to rear with far reaching views towards the South Downs.

BATHROOM

9'0 x 5'0 (2.74m x 1.52m)

With a white suite comprising panelled bath with chrome mixers and shower attachment over, vanity hand wash basin, heated towel rail, fully tiled walls in complimentary tiling, upvc obscure windows to rear.

SEPARATE WC

With low level wc obscure upvc window to side.

GARAGE

16'1 x 11'6 narrowing to 7'10 (4.90m x 3.51m narrowing to 2.39m)

With up and over door, power and light, personal access door to side. Wall mounted recently installed Glow Worm gas boiler for the provision of gas fired central heating and domestic hot water

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.









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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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