



71 Brodrick Road, Eastbourne, BN22 9NS

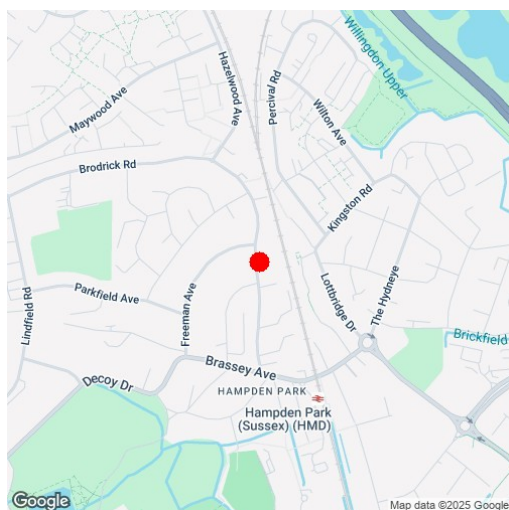
Price £365,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful three bedroom semi-detached house with off road parking and rear garden extending to in excess of 100ft, located within close proximity of Hampden Park high street and train station. This spacious property boasts accommodation comprising large entrance hall, sitting room, dining room, kitchen, ground floor shower room/wc, first floor landing, three good size bedrooms, bathroom and separate wc. To the front there is a driveway providing off road parking for two/three vehicles and a particular feature is the large rear garden being principally laid to lawn with area of patio with a variety of plants, shrubs and trees. The property is conveniently located close to good schools, local shops, amenities and Hampden park train station providing excellent links to London, Brighton and Gatwick. Additional benefits include double glazing and gas central heating.





At a Glance:

- Spacious three bedroom semi-detached house
- Popular Hampden Park location close to high street and train station
- Large rear garden
- Family bathroom
- Ground floor shower room
- Sitting room
- Dining room
- Kitchen
- Driveway for two/three vehicles
- Double glazed and Gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

13'0" (3.96m) x 11'11" (3.63m)

DINING ROOM

12'0" (3.66m) x 10'0" (3.05m)

KITCHEN

9'6" (2.9m) x 8'11" (2.72m)

SHOWER ROOM/WC

FIRST FLOOR LANDING

BEDROOM ONE

14'3" (4.34m) x 12'2" (3.71m)

BEDROOM TWO

10'2" (3.1m) x 10'0" (3.05m)

BEDROOM THREE

10'11" (3.33m) x 6'7" (2.01m)

BATHROOM

WC

DRIVEWAY

Space for two/three vehicles

REAR GARDEN

EPC

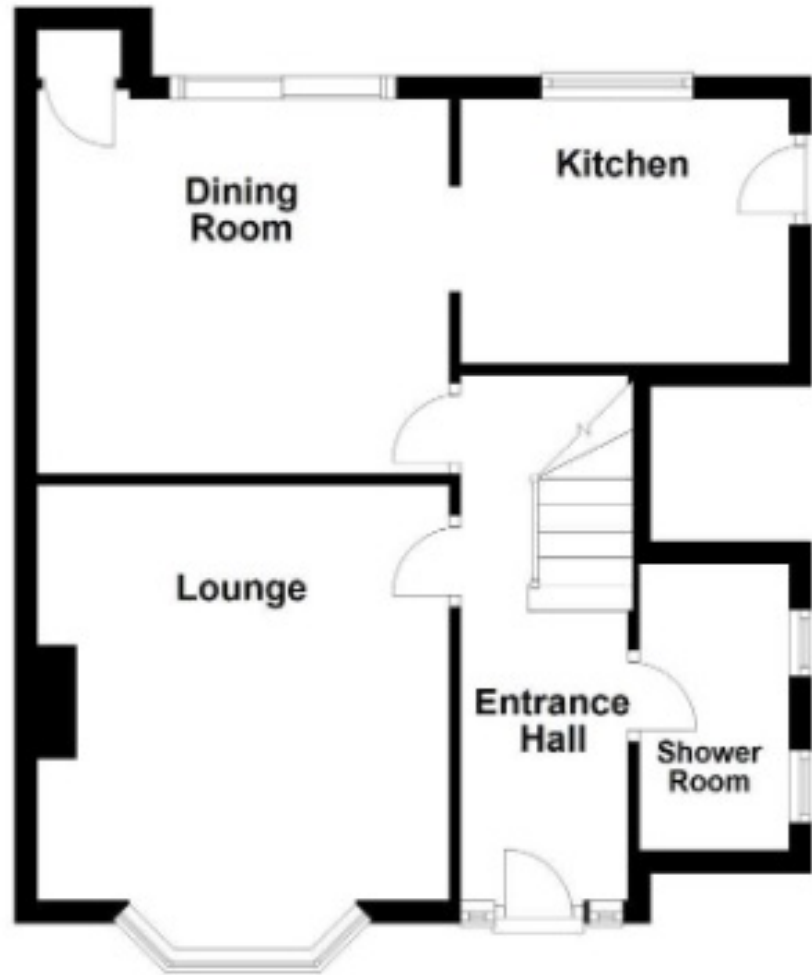
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COUNCIL TAX

C



Ground Floor



First Floor



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.

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