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Taylor Engley



270 Brodrick Road, Eastbourne, BN22 9RH

Asking Price £235,000 Freehold

An opportunity arises to acquire this THREE BEDROOMED MID TERRACED HOME, located in the popular Hampden Park area of Eastbourne. Although now requiring some modernisation the property is offered with the benefit of gas fired central heating and double glazing. Features include a spacious kitchen/breakfast room, level gardens and off road parking for approximately two cars to rear. The property is offered to the market chain free.



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.

*** SPACIOUS MID TERRACED HOME * POPULAR HAMPDEN PARK LOCATION * LIVING ROOM * KITCHEN/BREAKFAST ROOM * THREE BEDROOMS * BATHROOM * LEVEL GARDENS * OFF ROAD PARKING FOR APPROXIMATELY TWO CARS TO REAR * CHAIN FREE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CLOSE TO SCHOOLS FOR MOST AGE GROUPS AND LOCAL SHOPS ***



The accommodation

Comprises:

Front door opening to:

Hall

Radiator, cupboard housing electric meter and consumer unit with gas meter below.

Sitting Room

13'7 x 11'11 (4.14m x 3.63m)

Radiator, serving hatch, outlook to front.

Kitchen/Breakfast Room

15'4 max x 10'6 max (4.67m max x 3.20m max)
(Maximum measurements include depth of fitted units)

Single drainer stainless steel sink unit, worksurface, range of base and wall mounted cupboards, gas hob with extractor fan over, electric oven, plumbing for washing machine, wall mounted Worcester gas fired boiler, under stairs storage cupboard, two windows to rear and door to rear.

Stairs rising from entrance all to:

First Floor Landing

Built-in cupboard, loft hatch to roof space, window to half landing with outlook to rear.

Bedroom 1

11'11 max x 11'8 max (3.63m max x 3.56m max)

Radiator, outlook to front.

Bedroom 2

11'11 max x 9'5 max (3.63m max x 2.87m max)
(11'11 plus door recess)

Radiator, built-in cupboard, outlook to front.

Bedroom 3

8'7 x 8'6 (2.62m x 2.59m)

Radiator, built-in cupboard, recess with shelving and hanging rail, outlook to rear.

Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level w/c, radiator, part tiled walls, window to rear.

Front Garden

Lawned area and some shrubs.

Rear Garden

9'5 x 8'6 (2.87m x 2.59m)

Level and laid mainly to lawn, outside wc and adjacent store shed (store shed 9'5ft (2.87m) max x 8'6ft (2.59m) max L shaped maximum measurements provided include depth of coal bunker) gate to shared covered sideways and gate to rear opening to:

Car Hardstanding Space to Rear

For approximately two cars.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE

CHECKER:

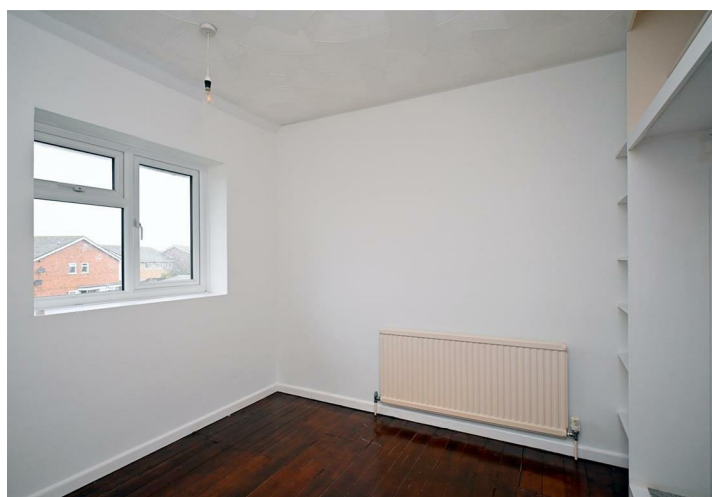
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

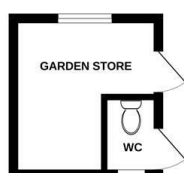
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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