

**Valuers, Land & Estate Agents**

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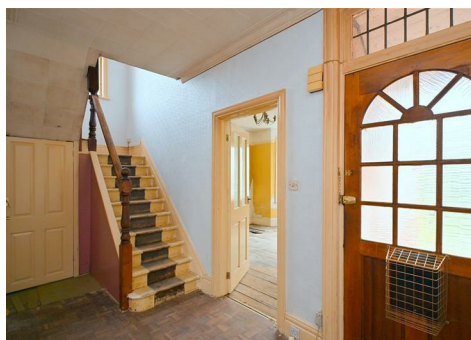
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**Taylor Engley**



**89 Brodrick Road, Hampden Park, Eastbourne, East Sussex, BN22 9NS**

**Guide Price £325,000 Freehold**

**An excellent opportunity arises to acquire this SPACIOUS FOUR BEDROOMED SEMI DETACHED CHARACTER HOME, located in the popular Hampden Park area of Eastbourne. The property is now in need of modernisation and improvement throughout but is considered to provide ideal family accommodation with much potential. Features include two separate reception rooms, spacious kitchen, corner plot gardens with westerly aspect to rear and an onsite garage. The property is offered to the market chain free. EPC = E.**





**The property is located in the popular Hampden Park area being within walking distance of local shopping facilities and a mainline railway station at Hampden Park. The picturesque Hampden Park, with woodland walks, a lake and playing fields is also within walking distance. Bus services serve the local area and schools for most age groups are approximately half a mile distant. Eastbourne's town centre is approximately three miles distant offering a comprehensive range of shopping facilities and mainline railway station.**

**\* SPACIOUS FOUR BEDROOMED SEMI DETACHED CHARACTER HOME \* REQUIRES MODERNISATION AND IMPROVEMENT \* TWO RECEPTION ROOMS \* IDEAL FAMILY ACCOMMODATION \* CORNER PLOT GARDENS WITH WESTERLY ASPECT TO REAR \* GARAGE \* CHAIN FREE \***



## **The accommodation**

Comprises:

Front door opening to:

### **Entrance Hall**

Spacious hall, under stairs storage cupboard housing electric meter and consumer unit.

### **Sitting Room**

14'5 max x 12'3 max (4.39m max x 3.73m max)  
(14'5 max into bay x 14'5 max including depth of chimney breast)

Stone fire place, bay window to front.

### **Dining room**

14'5 max x 9'10 max (4.39m max x 3.00m max)  
(9'10 max including depth of chimney breast)

Serving hatch, outlook to rear.

### **Kitchen**

19' max x 8'6 max (5.79m max x 2.59m max)  
(Maximum measurements including depth of fitted units).

Double drainer stainless steel sink unit, range of base and wall mounted cupboards, two windows to side and door to:

### **Rear lobby**

Door to rear garden and door to:

### **Ground Floor W/C**

Stairs from entrance hall rising to:

### **First Floor Landing**

Loft hatch to roof space.

### **Bedroom 1**

14'6 max x 12'3 max (4.42m max x 3.73m max)  
(14'6 max into bay x 12'3 max including depth of chimney breast).

Bay window to front.

### **Bedroom 2**

11' x 8'6 (3.35m x 2.59m)

Window to side.

### **Bedroom 3**

11' x 9'10 max (3.35m x 3.00m max)  
(9'10 max including depth of chimney breast)

Outlook to rear.

### **Bedroom 4**

9'10" max x 8'11" max (3.02m max x 2.74m max)  
Outlook to front.

### **Shower Room**

Shower cubical, pedestal wash hand basin, low level wc, window to side.

### **Corner Plot Gardens**

Gardens to front and rear - the front garden area being laid mainly to lawn with some shrubs - the rear garden area enjoys a westerly aspect.

### **Garage**

19'6 max x 8'11 max (5.94m max x 2.72m max)  
(Maximum measurements include depth of internal pillars)

Up and over door to front and personal door to side, the garage is also in need of improvement.

### **COUNCIL TAX BAND:**

Council Tax Band - 'C' Eastbourne borough Council.

### **BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://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 ENGLE.



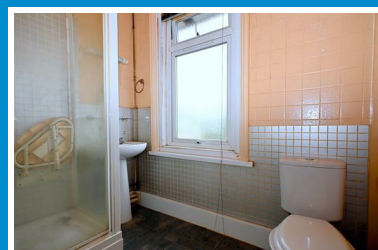
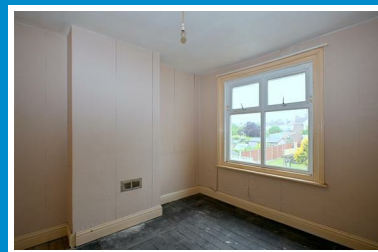




TOTAL FLOOR AREA: 1271 sq.ft. (118.0 sq.m.) approx.

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		
	50	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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