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Taylor Engley









62 Brodrick Road, Eastbourne, BN22 9NR
Price £260,000 Freehold

Taylor Engley are pleased to bring to the market this THREE BEDROOM SEMI DETACHED HOUSE situated in the popular Hampden Park area. Although the property requires modernisation, it offers great potential, with good size rooms and a large garden to rear. * CHAIN FREE * DOUBLE GLAZING * ELECTRIC HEATING * EPC = E



*** KITCHEN * SITTING ROOM * INNER HALLWAY * DINING ROOM * THREE BEDROOMS * BATHROOM * GARDENS TO FRONT AND REAR ***

Brodrick Road is situated within the popular Hampden Park area of Eastbourne, a well-established residential neighbourhood offering a convenient blend of local amenities and excellent transport links. Hampden Park provides a good range of everyday facilities, including local shops, supermarkets and schools for most age groups, making it a practical choice for families. The area is particularly well served for transport, with Hampden Park railway station providing regular services towards Eastbourne, Brighton and London. Bus services serve the local area whilst leisure and recreation can be enjoyed in the nearby Hampden Park which offers woodland walks, a lake and playing fields. Eastbourne's town centre is approximately three miles distant providing an extensive range of shopping, dining and leisure facilities.





FRONT DOOR TO:

KITCHEN
10'5" x 7'10" (3.18m x 2.39m)
Fitted with matching cupboards and drawers, worksurfaces, built-in oven and electric hob with extractor hood over, sink unit, double glazed windows to front and side.

SITTING ROOM
14'4" x 13'5" max (4.37m x 4.09m max)
Double glazed bay window to front, night storage heater, built-in cupboards.

INNER HALLWAY
Night storage heater, secondary glazed window to side, understairs storage cupboard, further cupboard housing the hot water cylinder.

DINING ROOM
13'4" x 13'4" max (4.06m x 4.06m max)
Double glazed bay window overlooking the rear garden, night storage heater.

From the hallway, stairs rise to the first floor landing with double glazed window to side.

BEDROOM ONE
12'4" x 11'2" (3.76m x 3.40m)
Double glazed window with outlook to front, night storage heater, built-in cupboards and drawers.

BEDROOM TWO
11'4" x 11'1" (3.45m x 3.38m)
Double glazed window to rear, built in cupboards.

BEDROOM THREE
10'8" x 10'2" (3.25m x 3.10m)
Built-in cupboards, double glazed window to front.

BATHROOM
Suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, night storage heater, heated towel rail, double glazed window to rear.

GARDENS
Gardens to front and rear, the large rear garden has a gate to side, sheds and a greenhouse.

COUNCIL TAX BAND:
Council Tax Band C.

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.

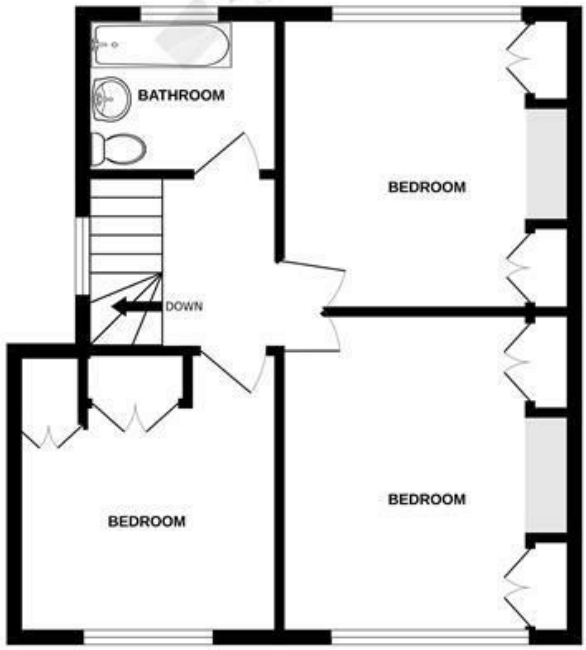




GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



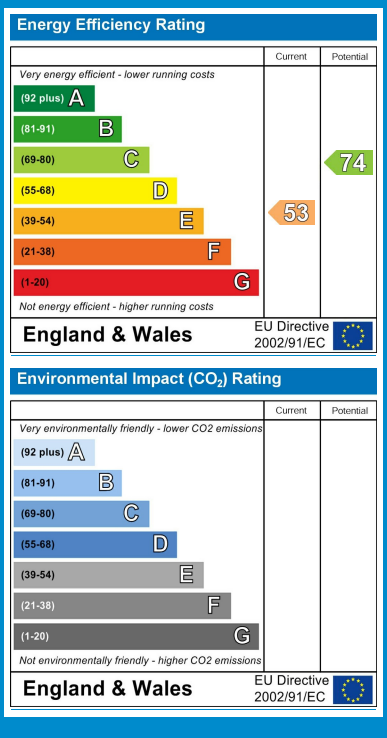
TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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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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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