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Taylor Engley



Littlecot, 66 Brodrick Road, Eastbourne, East Sussex, BN22 9NR

Asking Price £335,000 Freehold

A well-presented and deceptively spacious three bedroomed terraced home, ideally situated in the popular, Hampden Park area of Eastbourne. The property offers well-proportioned accommodation, including a particularly spacious kitchen/dining room, separate sitting room and a ground floor wet room. The rear garden extends to approximately 100ft, providing an excellent outdoor space for families, entertaining and gardening enthusiasts. The property also benefits from off-road parking. An internal viewing is highly recommended to fully appreciate this property. EPC=C.



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.

*** WELL PRESENTED PROPERTY * DECEPTIVELY SPACIOUS * SPACIOUS KITCHEN/DINING ROOM * SEPARATE SITTING ROOM * GROUND FLOOR WET ROOM AND W/C * THREE FIRST FLOOR BEDROOMS ONE WITH EN-SUITE W/C * REAR GARDEN EXTENDING TO APPROXIMATELY 100FT IN DEPTH * DRIVEWAY PARKING TO FRONT
* GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Porch

9'7 x 8' (2.92m x 2.44m)

Spacious entrance porch, power and door opening to:

Hall

Radiator, wall mounted cabinet housing electric meter and consumer unit, recess with plumbing for washing machine, with door to rear opening to:

Conservatory

9'6 max x 6'3 (2.90m max x 1.91m)

Having outlook over rear garden, light and power, double doors opening to rear garden

Sitting Room

16' max x 10'8 max (4.88m max x 3.25m max)

Fireplace with fitted living flame gas fire, radiator, outlook to rear.

Kitchen/Dining Room

25'7 max x 10'10 max (7.80m max x 3.30m max)

(maximum measurements include depth of fitted units)
Feature through room comprises, range of matching base and wall mounted cupboards, worktops with inset sink unit having mixer tap over, undercounter electric oven, electric hob with extractor fan over, slimline dishwasher, cupboard housing Vaillant gas fired boiler, outlook to front and rear, two connecting doors to hall.

Wet Room

Tiled walls, rainfall shower head and hand held shower fitment, pedestal wash hand basin, chrome effect heated towel rail.

Ground Floor w/c

Low level w/c, part tiled walls.

Stairs rising from hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

13'9 max x 11'1 max (4.19m max x 3.38m max)

Radiator, outlook to rear.

En-Suite w/c

low level w/c, wash hand basin, part tiled walls, Velux window to front.

Bedroom 2

10'11 max x 10'8 max (3.33m max x 3.25m max)

Radiator, outlook to front.

Bedroom 3

14'5 max x 9' max (4.39m max x 2.74m max)

(9' max into window recess reducing to 6'6)

Radiator, outlook to rear.

Driveway Parking

For approximately two cars.

Rear Garden

Considered to be a feature of the property, extending to approximately 100' ft in depth, decking and paved area to the immediate rear of the property, spacious borders with various established shrubs and trees, ornamental pond, greenhouse, further decking area towards the far end of the garden.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

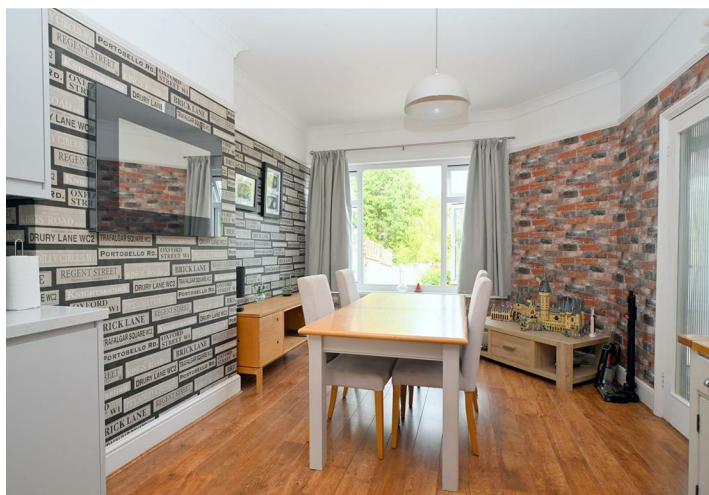
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

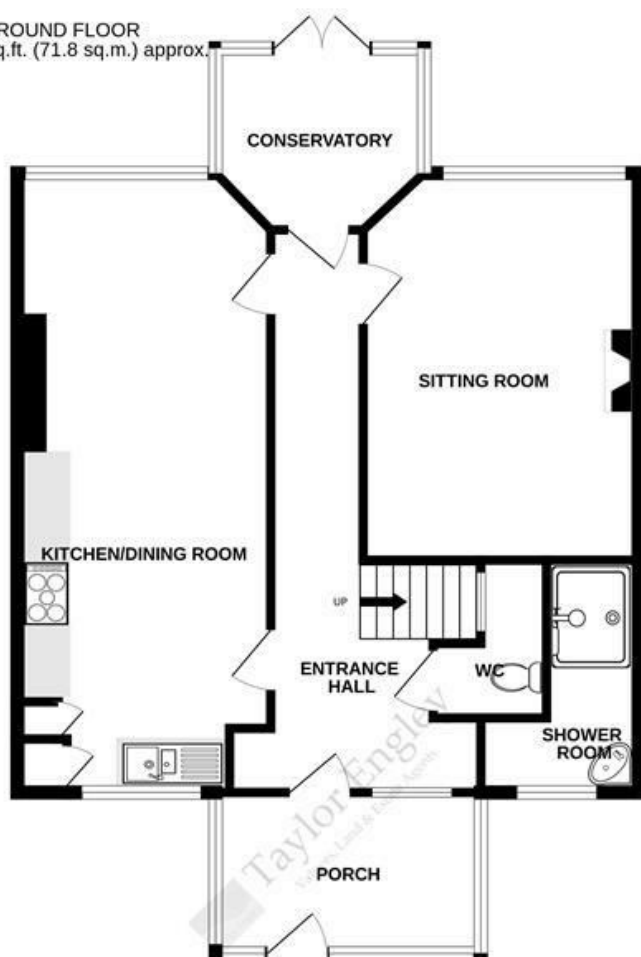
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.



GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



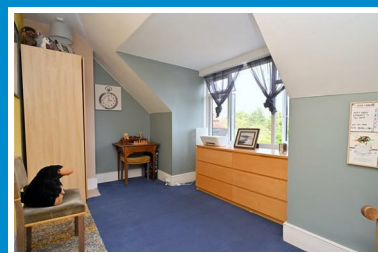
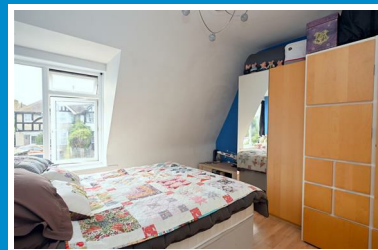
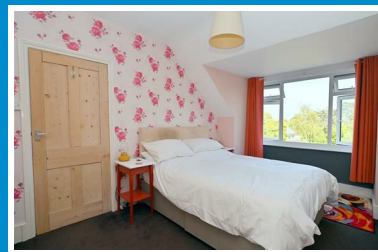
1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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		
	70	83
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.

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