



# TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

## £239,950



## 21 Brodrick Road, Eastbourne, BN22 9NR

Charming two bedroom terraced cottage with off road parking to the rear, cosy lounge with a feature fireplace, beautifully presented kitchen diner, ground floor WC, front and rear gardens, full width principle bedroom and a large bathroom with a separate shower cubicle in addition to the bath. The boiler and electrics have recently been updated by the current owner, along with a new Wren kitchen. Location affords Hampden Park railway station within a few minutes walk for good transport links to London/Brighton/Hastings and also nearby is large supermarkets and schools.



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**£239,950****Main Features**

- Cottage Style Terraced House
- 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Cloakroom
- Bath & Shower Room/WC
- Garden
- Driveway

**Entrance Hallway**

Understairs storage cupboards.

**Lounge**

10'5 x 9'5 (3.18m x 2.87m)

Radiator. Feature fireplace. Double glazed window to front aspect.

**Kitchen/Dining Room**

14'8 x 10'6 (4.47m x 3.20m)

Wren Kitchen: Range of wall and base units. Worktop with inset sink unit. Self cleaning electric oven. Electric hob. Plumbing and space for washing machine. Integral Bosch dishwasher. Column radiator. Double glazed window to rear. Double glazed door to rear.

**Cloakroom**

Low level WC. Wash hand basin. Heated towel rail. Double glazed window to side.

**Stairs from Ground to First Floor Landing:**

Loft access (not inspected).

**Bedroom 1**

15'1 x 9'1 (4.60m x 2.77m)

Radiator. Double glazed windows to front aspect.

**Bedroom 2**

12'2 x 7'7 (3.71m x 2.31m)

Radiator. Double glazed window to rear aspect.

**Bath & Shower Room/WC**

Shower cubicle. Bath. Wash hand basin. Low level WC. Heated towel rail. Double glazed window to rear.

**Outside**

Front Garden: Laid to lawn with path to front door.

Rear Garden: Fenced boundaries with gate to rear to driveway. Shed. Mainly laid to lawn with path from back door to gate. Automatic light.

**Council Tax Band = B****EPC = C**