TOWN PROPERTY

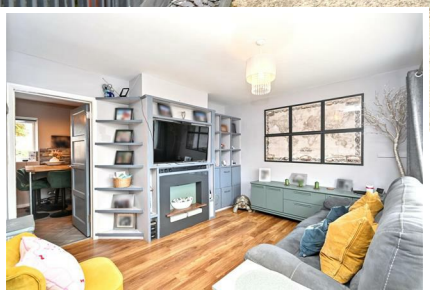
01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£270,000









208 Brodrick Road, Eastbourne, BN22 9RH

A beautifully presented and deceptively spacious terraced home, offering versatile accommodation arranged over three floors. The property comprises a front facing lounge, full width kitchen/breakfast room, ground floor cloakroom, two double bedrooms, a family bathroom and a loft room accessed via a staircase from the first floor. The former brick built store has also been converted to provide a useful utility room and separate home office/music room, ideal for modern family living or those working from home. Outside, the enclosed front garden is laid to lawn, whilst the rear garden enjoys a raised decked seating area with its own bar leading down to a lawned garden. Further benefits include a garage with off road parking accessed via Acacia Road. Conveniently situated in the popular Hampden Park area, close to well regarded schools, Hampden Park railway station and an excellent range of local amenities.

Freehold

208 Brodrick Road, Eastbourne, BN22 9RH

£270,000

Main Features

- Extended Terraced House
- 2 Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Ground Floor Cloakroom & Utility Room
- Office & Music Cabin/Shed
- Bathroom/WC
- Loft Room
- Landscaped Rear Garden With Bar
- Garage

Entrance
Double glazed front door to-

Porch
Double glazed window to front aspect. Inner double glazed door to-

Hallway
Stairs to first floor.

Lounge
13'1 x 10'11 (3.99m x 3.33m)
Radiator. Media wall and storage. Double glazed window to front aspect.

Kitchen/Breakfast Room
16'4 x 9'3 (4.98m x 2.82m)
Fitted range of wall and base units, surrounding work surfaces with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for dishwasher. Under stairs storage cupboard.

Lobby
Side door to access alley, back door.

Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap. Window.

Utility Room
8'10 x 4'4 (2.69m x 1.32m)
Space and plumbing for washing machine and tumble dryer. Double glazed door to side.

Office & Music Cabin/Shed
11'1 x 6'1 (3.38m x 1.85m)
Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
12'0 x 9'2 (3.66m x 2.79m)
Radiator. Built in and fitted wardrobes. Double glazed window to front aspect.

Bedroom 2
12'0 x 8'11 (3.66m x 2.72m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Bath with shower over. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window to rear aspect.

Stairs From First to Second Floor Landing
Under eaves storage.

Loft Room
15'5 x 10'0 (4.70m x 3.05m)
Electric heater. Dual aspect with Velux windows to front and rear aspect.

Outside
Front garden: Enclosed front garden laid to lawn.
Rear Garden: There is a decked seating area adjoining the property with a bar area, leading to lawned area.

Garage
Single garage accessed via Acacia Road.

EPC = F

COUNCIL TAX BAND = B

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.