



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£249,950



248 Brodrick Road, Eastbourne, BN22 9RH

A deceptively spacious two bedroom terraced house with car hardstanding to the rear. Being sold CHAIN FREE the house is situated in Hampden Park within comfortable walking distance of local schools, shops and the wonderful park. The house benefits from a lounge, dining area, refitted kitchen and utility room that that opens on to the garden. The first floor comprises of two double bedrooms and a shower room/wc. An internal inspection comes highly recommended.



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Main Features

- Spacious Terraced House
- 2 Bedrooms
- Lounge
- Dining Area
- Kitchen
- Utility
- Shower Room/WC
- Patio Rear Garden
- Car Hardstanding
- CHAIN FREE

Entrance

UPVC door to-

Hallway

Stairs with fitted stairlift. Archway to-

Lounge

13'7 x 13'1 (4.14m x 3.99m)

Radiator. Coved and beamed ceiling. Fitted gas fire. Fixed shelving and TV stand. Double glazed bay window to front aspect.

Dining Area

8'9 x 6'8 (2.67m x 2.03m)

Wood effect flooring. Radiator. Coved ceiling. Understairs cupboard. Fitted built in unit. Doorway to-

Kitchen

8'11 x 8'11 (2.72m x 2.72m)

Fitted range of wall and base units, worktops with single drainer sink unit and mixer tap. Cooker point. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. Wood effect flooring. Double glazed window to rear aspect. Door to-

Rear Lobby

Door to side and door to-

Utility Room

12'11 x 4'4 (3.94m x 1.32m)

Wall mounted gas boiler. Space for upright fridge freezer. Double glazed window.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

15'4 x 10'11 (4.67m x 3.33m)

Radiator. Range of fitted wardrobes. Coved ceiling. Built in cupboard with fixed shelving.

Bedroom 2

12'0 x 9'1 (3.66m x 2.77m)

Radiator. Fitted wardrobes and overhead storage. Coved ceiling. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Fitted base unit. Radiator. Frosted double glazed window.

Outside

The rear garden is mainly laid to patio with flower beds, mature trees and shrubs. There is a car hardstanding and two outbuildings.

EPC = C

COUNCIL TAX BAND = B

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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.