TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

Guide Price £400,000 - £425,000









40 Brodrick Road, Eastbourne, BN22 9NR

Guide Price £400,000 to £425,000 This deceptively spacious three bedroom detached house offers well proportioned and versatile accommodation, making it an ideal family home. The property is conveniently situated close to a range of local amenities, including shops, well regarded schools and a mainline railway station, providing excellent transport links. The accommodation comprises a welcoming entrance hall, comfortable lounge, separate dining room, well equipped kitchen and a useful conservatory, providing an additional reception space with views and access to the garden. There is also a convenient ground floor WC and a family bathroom serving the three bedrooms. Outside, the property benefits from a generous rear garden, providing plenty of space for outdoor entertaining, children to play or simply relaxing. Further benefits include a double garage. Offering excellent space both inside and out and occupying a highly convenient location, this attractive detached home is sure to appeal to families, professionals and those looking to be within easy reach of local amenities and transport links. An internal viewing is highly recommended to fully appreciate the space and versatility this property has to offer.

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Main Features

- Detached House
- 3 Double Bedrooms
- Lounge & Dining Room
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Bathroom/WC
- Lawned Rear Garden
- Double Garage
- Close to Local Shops & Transport Links

Entrance
Double glazed front door to-

Porch
Double glazed window. Inner door to-

Hallway
Radiator. Stairs to first floor.

Lounge
15'11 x 13'3 (4.85m x 4.04m)
Two radiators. Feature fireplace. Double glazed bay window to front aspect.

Dining Room
13'10 x 12'5 (4.22m x 3.78m)
Radiator. Feature fireplace. Understairs cupboard. Double glazed sliding door to conservatory.

Kitchen
10'8 x 6'10 (3.25m x 2.08m)
Fitted range of wall and base units, laminate worktops with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space for upright fridge freezer. Part tiled walls. Wall mounted boiler. Double glazed window to rear aspect. Opening to rear lobby and to-

Utility
6'9 x 2'10 (2.06m x 0.86m)
Wall units. Worktop with space and plumbing for washing machine.

Rear Lobby
Wall mounted unit. Space and plumbing for dishwasher. Double glazed door to garden. Door to-

Ground Floor Cloakroom
Low level WC. Double glazed window.

Conservatory
18'2 x 8'6 (5.54m x 2.59m)
Cupboard. Double glazed windows. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Radiator. Loft access (not inspected). Double glazed window.

Bedroom 1
17'2 x 9'5 (5.23m x 2.87m)
Radiator. Double glazed bay window to front aspect.

Bedroom 2
11'7 x 11'3 (3.53m x 3.43m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
10'9 x 10'2 (3.28m x 3.10m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Double glazed bay window to rear aspect.

Outside
The rear garden is mainly laid to lawn with an area of patio and gated rear access. There is access to the-

Double Garage
17'10 x 16'2 (5.44m x 4.93m)

COUNCIL TAX BAND = C

EPC = C

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.