



15 Brodrick Road, Eastbourne, BN22 9NR

Price £240,000 | Freehold

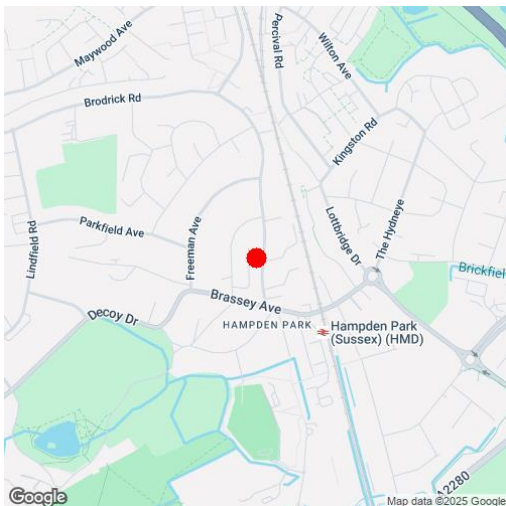
**LS** Leaper  
Stanbrook

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A well presented two bedroom terraced house with garage conveniently located just a stone's throw from Hampden Park high street and train station. This delightful period house enjoys accommodation comprising entrance hall, sitting room, kitchen/dining room with range of matching wall and base units along with areas of work surface, integrated oven and hob, space for fridge freezer and sink with mixer tap, conservatory, first floor landing, two excellent size bedrooms and modern bathroom/wc. The property benefits from good size gardens to both the front and rear and there is a rear access road providing access to a garage and parking space at the back of the garden. Additional benefits include double glazing and gas central heating. The property is close to a number of supermarkets and Hampden Park high street with its variety of shops and restaurants is within walking distance.







## At a Glance:

- Two bedroom terraced house
- Close to Hampden Park High street, train station and supermarkets
- Well presented throughout
- Front and rear gardens
- Garage to the rear
- Sitting room
- Kitchen/Dining room
- Modern bathroom/wc
- Double glazing
- Gas boiler and radiators

## Accommodation:

### ENTRANCE HALL

### LIVING ROOM

14'8" (4.47m) x 9'8" (2.95m)

### KITCHEN / DINING ROOM

15'2" (4.62m) x 9'5" (2.87m) Max

### CONSERVATORY

10'3" (3.12m) x 8'1" (2.46m)

### FIRST FLOOR LANDING

### BEDROOM 1

15'2" (4.62m) Max x 9'0" (2.74m)

### BEDROOM 2

12'7" (3.84m) x 7'4" (2.24m)

### BATHROOM

### OUTSIDE:

### FRONT & REAR GARDENS

### GARAGE

### COUNCIL TAX:

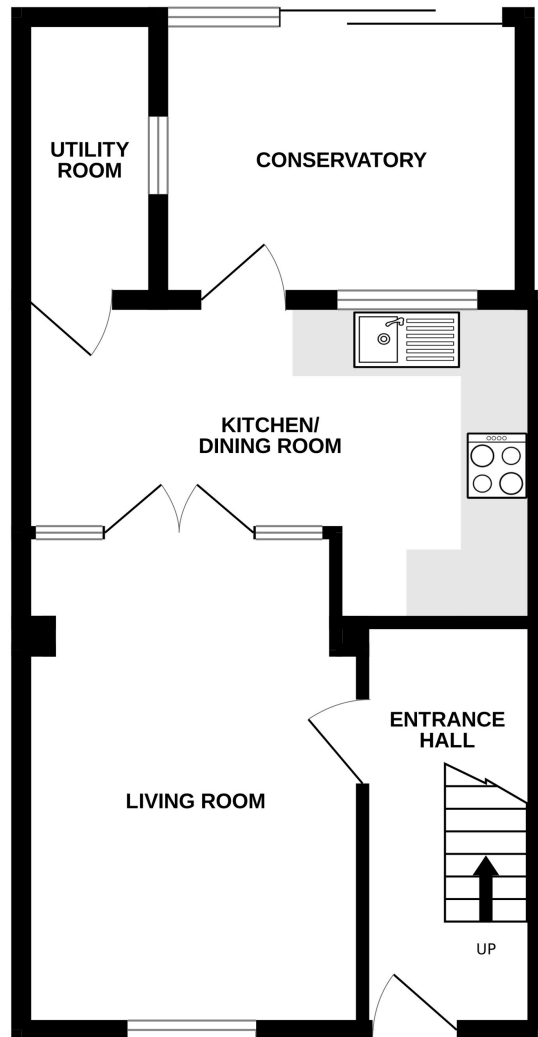
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### EPC:

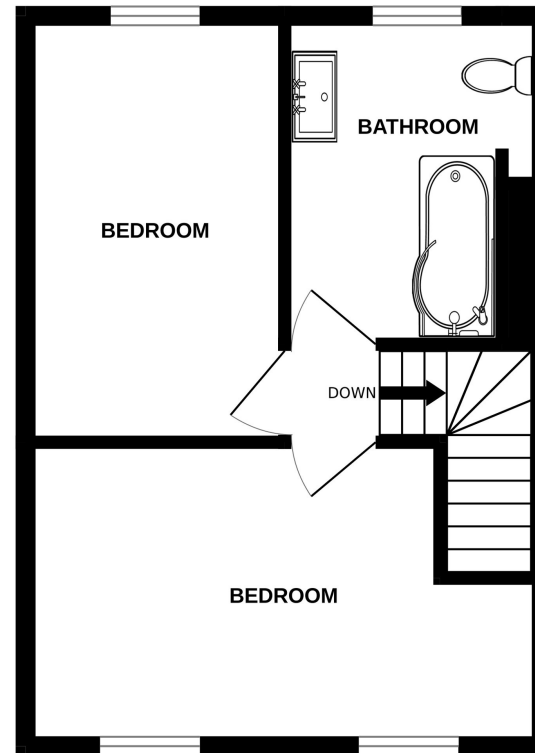
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GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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