



Popular West Hampden Park is home to this modern and beautifully presented detached two bedroom bungalow. Presented in true 'turn key' condition having being carefully and stylishly modernised and improved by the current owners this home offers spacious accommodation on a great size plot and will suit any purchaser wanting to be within easy reach of local amenities whilst having off road parking and large garden space.

£425,000 | Freehold
Council Tax Band- D



142, Brodrick Road, Eastbourne, BN22 9RF

West Hampden Park is a popular residential area in Eastbourne with the access to both Hampden Park village shopping facilities, and train station, and Eastbourne Town centre all within easy reach. There are local schools for all ages within easy reach plus Hampden Park with its pond, childrens play area and cafe.

Benefits and features of the home include double glazing and gas central heating throughout. The spacious lounge through to 23ft x 21ft kitchen / dining creates a lovely open plan style living / dining and kitchen space which overlooks the rear garden.

The remaining accommodation on offer comprises of a useful spacious entrance porch leading to the hallway and giving access to the garage and having useful built in storage. The two bedrooms communicate off of the internal hallway as does the modern refitted bathroom, with both bedrooms being double in size, bedroom one having ample built in wardrobe facilities.

The kitchen has been refitted to provide an extremely well equipped space overlooking the rear garden and having eye level built in Neff gas oven and warming tray and microwave with space and plumbing for large fridge / freezer, plumbing for washing machine and dishwasher and space for tumble dryer.

Outside the gardens are mature and well maintained with paved patio areas giving you space for entertaining, and laid to lawn leading to the two outbuildings at the rear of the plot. One works well as a workshop whilst the second one has been fitted out with power and light to provide a useful studio, work space, or just an enjoyable Summerhouse. With the tandem garage measuring 36ft7 in length, again benefiting from power and light and electric up and over door, work space is not going to be a problem at this home. The front of the property offers ample off road parking currently accommodating a campervan and two vehicles.

Entrance Porch-Double patio doors to front. Double glazed personal door to garage. Built in cupboard. Laminate flooring.

Entrance Hall-Glazed panelled internal doors. Laminate flooring. Radiator. Loft access. Strengthened boarded set up for room and en-suite.

Bedroom - 3.94m x 3.53m (12'11" x 11'7")-Double glazed window to front with fitted shutters. Built in wardrobes. Modern radiator. Inset spotlights.

Bedroom - 4.01m x 3m (13'2" x 9'10")-Double glazed window to side. Built in storage. Telephone point and radiator. Boiler.

Bathroom-Double glazed opaque window to side. Laminate flooring and partially tiled walls. Inset spotlights. Extractor fan. Towel rail and shaver point. Modern suite comprising of bath with mixer taps with double headed shower over, wash hand basin with vanity unit and W.C with concealed cistern.

Lounge - 5m x 3.91m (16'5" x 12'10")-Carpet flooring. Radiators. Telephone point. Coving and wall light features. Electric fireplace.

Dining Area - 7.01m x 6.48m (23'0" x 21'3")-French doors leading to rear garden. Carpet flooring. Radiators.

Kitchen - 7.01m x 6.48m (23'0" x 21'3")-Double glazed windows. Tiled flooring and partially tiled walls. Radiator. Fully fitted with a range of shaker style wall and base units comprising of integral microwave and single neff gas oven and warming tray. Work surfaces and breakfast bar with inset 5 burner gas hob and stainless steel sink and drainer unit. Space for large fridge/freezer and tumble dryer and plumbing for washing machine and dishwasher.

Front Garden-Driveway. Laid to lawn.

Tandem Garage - 11.15m x 2.57m (36'7" x 8'5")-Up & over electric doors. Double glazed personal door. Power and light.

Rear Garden-Mainly laid to lawn with patio area. Cabin/workshop with windows, fitted desks, power and light. Fencing surrounds with gated side access.



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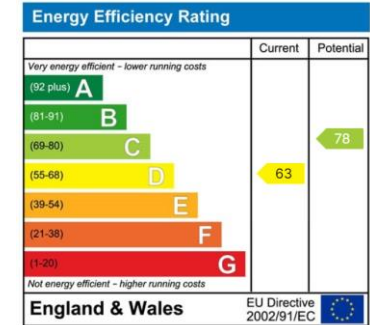
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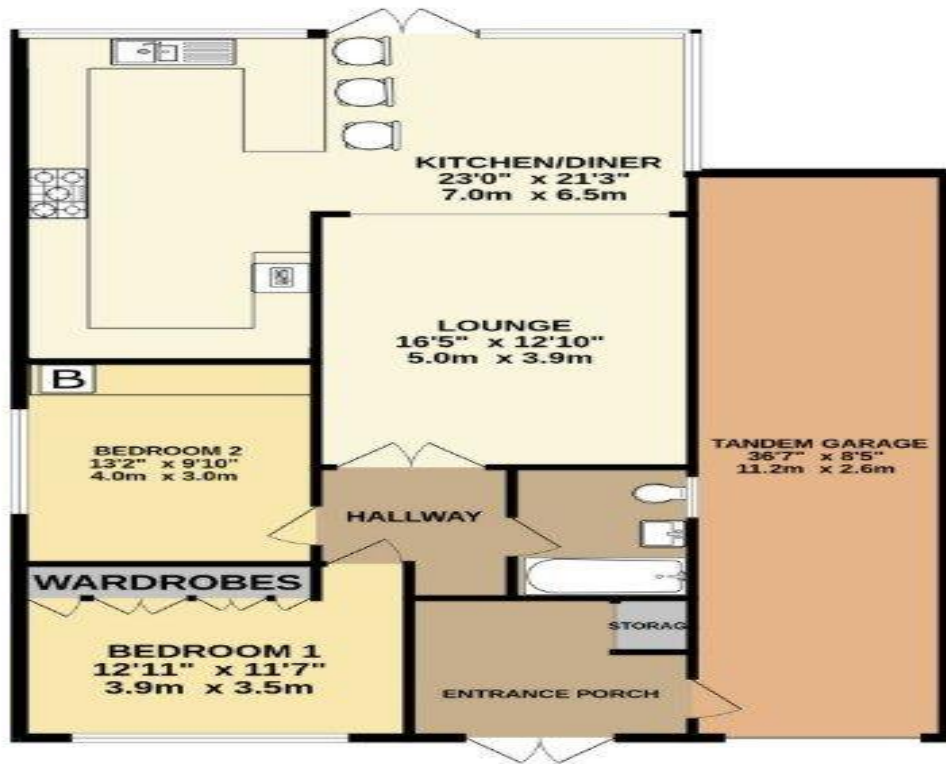
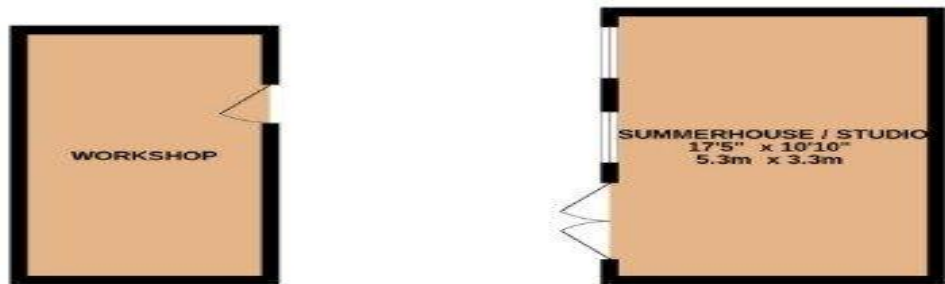
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Company Registration Number 14506438



We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.

GROUND FLOOR
1652 sq.ft. (153.4 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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