



342 Brodrick Road  
Eastbourne, BN22 0DH

£230,000



## 342 Brodrick Road

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Phil Hall Estate Agents brings to the market this well-proportioned and chain-free two double bedroom terraced home, enviably positioned on Brodrick Road in the ever-popular Hampden Park area of Eastbourne. Offering off-road parking, a private rear garden and generous living accommodation throughout, this property represents an excellent opportunity for first-time buyers, young families, downsizers or investors seeking a conveniently located home within walking distance of local amenities, reputable schools and Hampden Park railway station.

Stepping inside, you are welcomed by an entrance hall which provides access to the principal ground floor rooms, along with stairs rising to the first floor.

To the right is the spacious living room, a bright and inviting space enhanced by a large front-facing window that allows an abundance of natural light to flood the room. The feature fireplace with decorative surround creates an attractive focal point, offering a cosy yet elegant atmosphere, ideal for both relaxing evenings and entertaining guests.

The kitchen/dining room spans the rear of the property and provides a practical and sociable hub of the home. Fitted with a range of wall-mounted and base units with work surfaces over, the kitchen offers ample storage and preparation space. There is a built-in oven and hob, along with space and plumbing for a washing machine, tumble dryer and fridge freezer, catering to modern family needs. The dining area comfortably accommodates a table and chairs, creating the perfect setting for everyday meals or hosting friends and family. A door from the kitchen provides direct access to the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the first floor comprises two genuine double bedrooms, both well-proportioned and offering comfortable accommodation. Completing the first floor is a shower room, fitted with a shower enclosure, wash hand basin and WC, designed with practicality in mind.





#### LOCATION, LOCATION, LOCATION

The property is ideally located in the highly sought-after Hampden Park area of Eastbourne, a popular residential suburb known for its family-friendly community and excellent local amenities. Residents benefit from a range of well-regarded schools, both primary and secondary, within easy walking distance, making it an ideal choice for families seeking quality education close to home.

Hampden Park railway station is also within walking distance, providing frequent and convenient services to Eastbourne town centre, surrounding areas, and connections to London, making commuting straightforward and stress-free. Local shops and supermarkets are readily accessible, offering everyday essentials, dining options, and services just a short stroll from the property, enhancing the convenience of daily living.

For those travelling by car, the location offers excellent road links in and out of Eastbourne, including easy access to the A22 and A27, connecting residents to neighbouring towns, the South Downs, and the wider Sussex area. The combination of good schooling, transport connections, local amenities, and excellent accessibility makes Hampden Park a highly desirable area for homeowners and investors alike.

Entrance Hall

Living Room

14'10 x 11'10 (4.52m x 3.61m)

Kitchen/Dining Room

15'01 x 8'01 (4.60m x 2.46m)

First Floor Landing

Bedroom One

15'02 max x 9'05 (4.62m max x 2.87m)

Bedroom Two

13'08 x 8'10 (4.17m x 2.69m)

Shower Room

5'10 x 5'04 (1.78m x 1.63m)

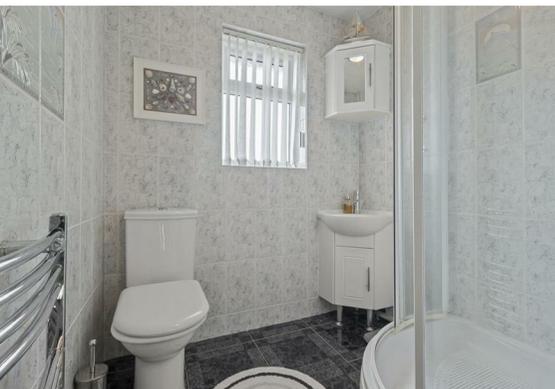
Outside

Upon approach, the property presents well with a brick-blocked driveway providing valuable off-road parking — a highly desirable feature in this residential location.

Externally, the rear garden is a particular feature of the home. Immediately adjoining the property is a decked seating area, perfect for outdoor dining and summer entertaining. Steps lead down to a lawned area beyond, offering further space for relaxation or play. The garden is enclosed to provide privacy and security, and also benefits from a rear access gate. A brick-built storage shed provides useful additional storage for tools, bicycles or garden furniture.

Brick Built Storage

7'08 x 3'11 (2.34m x 1.19m)



## Floor Plan



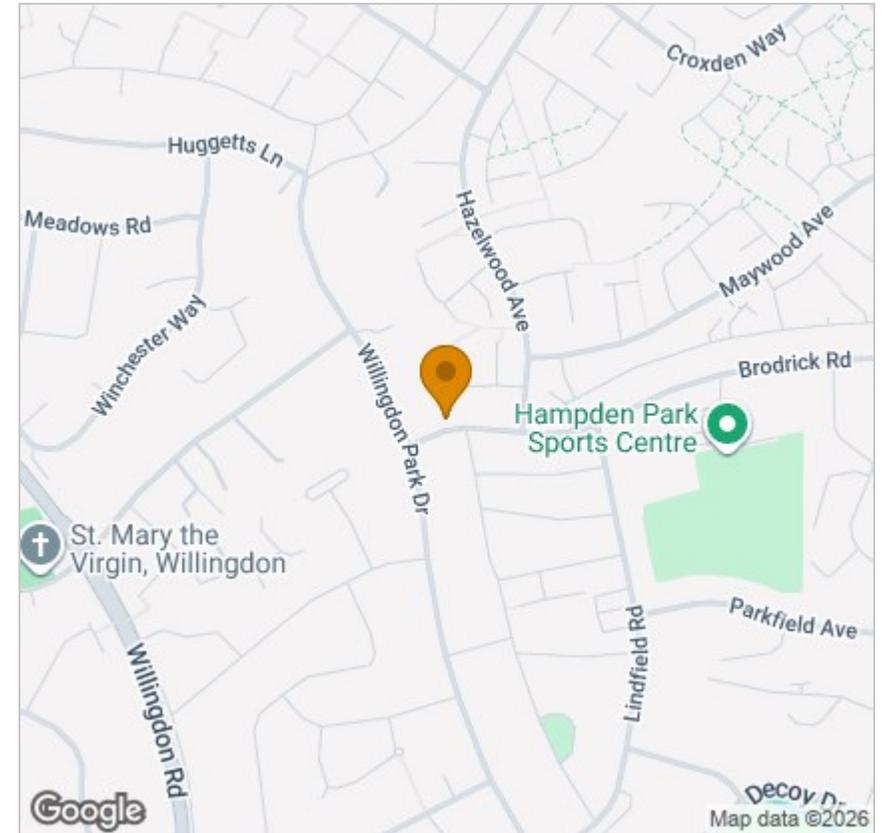
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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7 Camden Road, Eastbourne, East Sussex, BN21 4SU  
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

## Area Map



## Energy Efficiency Graph

