PHIL HALL
ESTATE AGENTS

52 Brodrick Road

Eastbourne, BN22 9NR

£290,000

3 1 2 D

52 Brodrick Road

Eastbourne, BN22 9NR

Phil Hall Estate Agents are delighted to bring to the market this spacious three double bedroom semi-detached home, situated on Brodrick Road within the highly sought-after Hampden Park area of Eastbourne. Offering generous living accommodation, a large rear garden, garage and excellent potential for further improvement or extension (subject to the necessary consents), the property is ideally positioned within walking distance of local schools, shops and Hampden Park railway station, making it a superb option for families and commuters alike.

Upon entering the property, you are welcomed into the kitchen which is fitted with a range of wall mounted and matching base units with work surfaces over, providing ample storage and preparation space. The kitchen benefits from a built-in oven and hob, along with allocated spaces for freestanding appliances, making it a practical and functional area for everyday cooking.

Leading through from the kitchen is the spacious living room, which is positioned at the front of the property and features a large bay window allowing for an abundance of natural light. This room provides a comfortable and inviting living space and flows seamlessly into the adjoining dining room, creating an excellent open-plan feel that is ideal for both family living and entertaining. The dining room is generously sized and enjoys pleasant views over the rear garden, providing a lovely setting for family meals or social gatherings.

From either the living room or dining room, access can be gained to the inner hallway, which provides a door leading out to the rear garden and stairs rising to the first floor accommodation.

The first floor offers three well-proportioned double bedrooms and a family bathroom. Bedrooms one and three are positioned at the front of the property, both enjoying plenty of natural light and generous proportions, whilst bedroom two overlooks the rear garden and provides a peaceful outlook.

LOCATION, LOCATION, LOCATION
The property is ideally located in the popular Hampden Park area of Eastbourne, a well-established residential neighbourhood known for its excellent local amenities and convenient transport links. Within a short distance of the property are a range of local shops and supermarkets, as well as everyday amenities serving the surrounding community.

Families are particularly well catered for, with several well-regarded primary and secondary schools located nearby, making the area a popular choice for those with children. Commuters will also appreciate the close proximity of Hampden Park railway station, which provides regular rail services to Brighton, London, and other surrounding towns.

The location also benefits from excellent road connections, offering straightforward access in and out of Eastbourne via the nearby A22 road and A27 road, making travel to neighbouring towns and cities both quick and convenient. This combination of local amenities, schooling and transport links makes the area an ideal setting for families, commuters and those looking to enjoy all that Eastbourne has to offer.

Hall

Living Room
14'05 into bay x 13'04 max (4.39m into bay x 4.06m max)

Dining Room
13'04 into bay x 13'04 max (4.06m into bay x 4.06m max)

Kitchen
10'11 x 7'07 (3.33m x 2.31m)

First Floor Landing

Bedroom One
12'01 x 10'07 (3.68m x 3.23m)

Bedroom Two
11'04 x 10'10 (3.45m x 3.30m)

Bedroom Three
10'07 x 10'06 (3.23m x 3.20m)

Bathroom
7'09 x 6'00 (2.36m x 1.83m)

Outside
Externally, the property continues to impress. To the front there is hard standing providing useful off-road parking. A shared driveway runs alongside the property and leads to a garage located towards the rear, offering additional parking or valuable storage space.

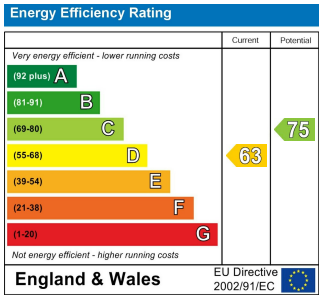
The rear garden is undoubtedly one of the standout features of this home. Generous in size, the garden offers significant outdoor space that would be ideal for families, gardening enthusiasts or those who enjoy outdoor entertaining. Immediately adjoining the property is a paved patio area, perfect for outdoor seating and dining, whilst beyond this lies a large expanse of lawn. At the far end of the garden there is also a decked seating area, creating an additional space to relax and enjoy the surroundings. Due to the size of the plot, the property offers excellent potential for extension without compromising the garden space, subject to the necessary planning permissions.

Garage
14'05 x 8'05 (4.39m x 2.57m)

Floor Plan

Area Map

Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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