



99Home Ltd.

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3 Bed Terraced In Brodrick Road , Eastbourne, BN22 0DH

£295,000



Ref:15860





SHORT DESCRIPTION

Property Ref: 15860 Beautifully renovated and presented to a high standard, this impressive three bedroom home offers modern open plan living in a convenient Eastbourne location close to schools, shops and transport links. The bright and spacious layout, quality finishes and clean contemporary decor create an immediate sense of comfort and style. The property features a generous living area with a feature fireplace and modern design, leading into a sleek white gloss kitchen and a stylish dining space with decorative wall panelling. A versatile conservatory and utility area provides additional usable space with direct access to the low maintenance rear garden, ideal for relaxing or entertaining. Upstairs, the home continues to impress with three well presented bedrooms, a modern fully tiled bathroom with walk in rainfall shower, and a premium glass balustrade staircase and landing. Further benefits include gas central heating, double glazing, freehold tenure and a private driveway offering off street parking. Ready to move into with no work required, this property is ideal for first time buyers, families or investors seeking a high quality home in a well connected area. Viewing is highly recommended to appreciate the space and finish on offer. Property Type: Terraced Full selling price: £295000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: B EPC rating: C Measurement: 688.89 sq. ft. Outside Space: Rear Garden Parking: Driveway, Private, Off-street Heating Type: Double Glazing, Gas Central Heating, Possession of the property: Self-occupied.

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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