



BROOK GAMBLE



27 Bradford Street, Eastbourne, BN21 1HZ

£269,950

Brook Gamble are delighted to offer to the market this EXTENDED TWO BEDROOM MID TERRACE HOUSE in the MUCH SOUGHT AFTER OLD TOWN AREA of Eastbourne. IN NEED OF MODERNISATION, the property offers GOOD SIZED ACCOMMODATION including a lounge to the front and OPEN PLAN DINING ROOM AND KITCHEN/BREAKFAST ROOM to the rear. The two first floor bedrooms are complemented by a LARGE 10'9" x 9'8" BATHROOM with shower cubicle and bath. With GARDENS TO THE FRONT AND REAR, further benefits include gas central heating and uPVC double glazing. Being sold CHAIN FREE, viewing is considered essential. Sole Agents.

uPVC double glazed front door to:

Entrance Porch

Part tiling to walls. uPVC double glazed window to side. Frosted glazed inner door to:

Entrance Hall

Under stairs cupboard. Feature archway. Wall mounted thermostat. Dado rail. Radiator.

Lounge 14'4" x 11'2" (4.37m x 3.40m)

Fireplace surround with wooden mantle. Radiator. uPVC double glazed bay window to front.

Dining Room 11'8" x 9'9" (3.56m x 2.97m)

Fireplace with tiled hearth. Radiator. Part wood panelling to walls. Open plan to:

Kitchen/Breakfast Room 16'1" x 8'1" (4.90m x 2.46m)

Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring ceramic hob with cooker hood above. Eye-level electric double oven. Wall units. Space and plumbing for washing machine. Under stairs storage cupboard. Wall mounted gas boiler. Radiator. Part tiling to walls. uPVC double glazed window and door to rear garden.

Turning staircase, with window on half landing, to:

First Floor Landing

Hatch to loft.

Bedroom 1 11'0" x 10'5" (3.35m x 3.18m)

Radiator. uPVC double glazed window to front.

Bedroom 2 11'0" x 6'9" (3.35m x 2.06m)

Radiator. uPVC double glazed window to front.

Bathroom 10'9" x 9'8" (3.28m x 2.95m)

Panelled bath. Pedestal wash basin. Low level WC. Shower cubicle with wall mounted shower unit. Linen cupboard with slatted shelving. Radiator. uPVC double glazed window to rear.

Outside

The property enjoys the benefit of a rear garden comprising brick paved patio area with steps down to further paved area and lawn. There is a greenhouse and a timber shed. The garden is enclosed by low brick wall and timber fencing with gate for access through neighbouring garden.

Other Information

Council Tax Band C

Total floor area 79 Metres squared

Floor Plan

Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

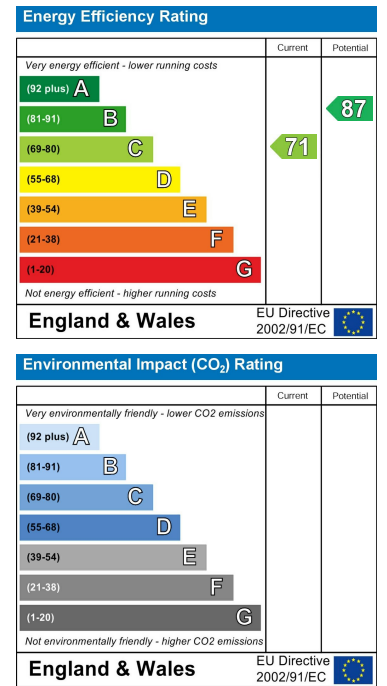
First Floor
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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