



BROOK GAMBLE



27 Bradford Street, Eastbourne, BN21 1HZ

£320,000

Brook Gamble are delighted to offer to the market this newly refurbished and remodelled 3 bedroom mid-terrace house in the much sought after area of Old Town. The property boasts extended ground floor accommodation and as such enjoys a good sized open plan Kitchen/Dining Room to the rear and Lounge to the front. The first floor comprises 3 bedrooms and a newly fitted Shower Room. Being well located for popular local schools for all ages, the house is also situated close to Waitrose Supermarket, St Marys Church and Gildredge Park as well as other local shops and restaurants. Further benefits include gas central heating and uPVC double glazing as well as the good sized rear garden. Being sold chain free, viewing is considered essential.

Entrance Porch

UPVC double glazed front door opening into Entrance Porch; with UPVC double window to side.

Entrance Hall

Frosted double glazed inner door to Entrance Hall; with laminate wood effect flooring, radiator, inset ceiling spotlights, ornate archway, understairs cupboard.

Lounge 14'2 x 11' (4.32m x 3.35m)

Radiator, laminate wood effect flooring, fitted television, UPVC double glazed bay window to front.

Open Plan Kitchen / Dining Room 17'9 max red to 6'11 x 16'1 max red to 11'8 (5.41m max red to 2.11m x 4.90m max red to 3.56m)

Dining Area has two radiators, dado rail, laminate wood effect flooring, fitted television, UPVC double glazed door to the rear garden, cupboard housing wall mounted gas boiler.

Kitchen Area; single drainer sink unit with mixer tap and cupboards below. Further range of base units with working surfaces over and AEG ceramic hob with cooker hood above. Eye-level AEG double oven, space and plumbing for washing machine, part-tiling to walls, wall units, understairs storage recess, UPVC double glazed window to rear.

First Floor Landing

Turning staircase to First Floor Landing; with hatch to loft space and UPVC double glazed window to rear.

Bedroom 1 10'6 x 11 (3.20m x 3.35m)

Inset ceiling spotlights, radiator, UPVC double glazed window to front.

Bedroom 2 9'7 x 7'7 (2.92m x 2.31m)

Radiator, uPVC, inset ceiling spotlight double glazed window to rear with view to the South Downs.

Bedroom 3 10'11 x 6'8 (3.33m x 2.03m)

Radiator, inset ceiling spotlights, UPVC double glazed window to front.

Shower Room

Shower cubicle with wall mounted shower unit, rainwater showerhead, glazed shower screen, extractor fan, heated towel rail, low flush WC, wash basin with mixer taps and cupboards below, wall mounted mirror fronted vanity unit, tiled floor, inset ceiling spotlights.

Outside

There is a small attractive garden to the front of the property whilst the rear garden is a good length and offers scope for lawn and flowerbeds. There is a timber shed and the garden is enclosed by brick wall and timber fencing.

Floor Plan

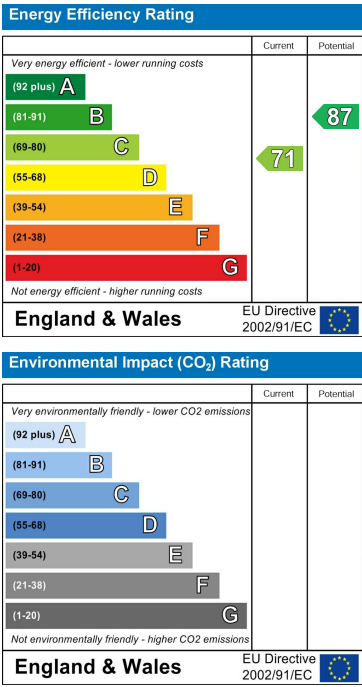


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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