



12 Bradford Street
Eastbourne, BN21 1HY

£280,000



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Phil Hall Estate Agents welcomes to the market Bradford Street which is nestled in the highly sought-after Old Town area of Eastbourne. This charming two-bedroom period home seamlessly blends traditional character with modern comfort. Ideally positioned within walking distance of outstanding schools, Waitrose supermarket, and a range of local shops, cafés, and parks, this property offers a wonderful opportunity for those looking for a well-connected yet tranquil home in one of Eastbourne's most desirable locations.

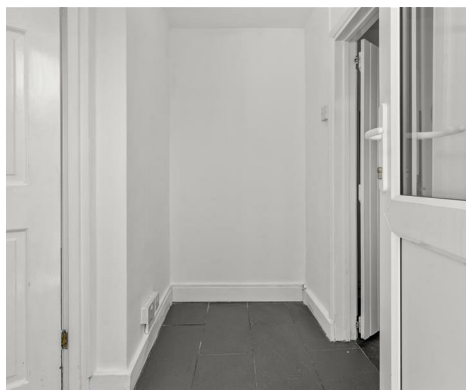
As you enter the property, you are greeted by a cosy and well-proportioned living room. This welcoming space is enhanced by a feature fireplace with an elegant surround, adding a touch of character and charm. A large double-glazed window allows for plenty of natural light, creating a bright and airy atmosphere. With ample room for a comfortable seating arrangement, this is the perfect space to relax and unwind.

The kitchen has been thoughtfully designed to offer both practicality and style. Fitted with a range of wall-mounted and matching base units, the kitchen provides generous storage and workspace. A sleek worktop complements the cabinetry, while a one-and-a-half bowl sink with a mixer tap adds convenience.

For cooking enthusiasts, the kitchen comes with a built-in electric oven and hob, making meal preparation effortless. There is also space for a freestanding washing machine, along with a breakfast bar area—ideal for casual dining. Additionally, there is ample room for a small dining table and chairs, making this an inviting space for entertaining or family meals.

Beyond the kitchen, you'll find a practical utility room, which offers additional storage space and room for a freestanding fridge freezer. A double-glazed rear door provides access to the garden, allowing for easy outdoor access. Adjacent to the utility room, is the modern ground floor shower room.

Leading up to the first floor, you will find two well-proportioned double bedrooms.





LOCATION, LOCATION, LOCATION

Situated in the heart of Old Town, Eastbourne, this property benefits from a prime location, offering easy access to a wealth of local amenities:

Highly regarded schools including Pashley Down Infant School, Motcombe Primary, and Cavendish School.

Waitrose supermarket just a short stroll away for convenient shopping.

Independent shops, cafés, and pubs, including The Lamb Inn, one of the oldest pubs in the UK.

Excellent transport links, with regular bus routes and Eastbourne train station nearby, offering direct connections to London and Brighton.

Picturesque parks and green spaces, such as Gildredge Park and the South Downs, perfect for outdoor activities and walks.

Living Room

14'07 max x 9'11 (4.45m max x 3.02m)

Kitchen/Dining Room

12'01 x 7'11 (3.68m x 2.41m)

Utility Room

7'03 x 3'07 (2.21m x 1.09m)

Ground Floor Shower Room

6'09 x 6'08 (2.06m x 2.03m)

First Floor Landing

Bedroom One

14'08 max x 8'10 (4.47m max x 2.69m)

Bedroom Two

11'07 x 8'11 (3.53m x 2.72m)

Outside

The property boasts a delightful and enclosed rear garden, offering a private and peaceful outdoor space. Primarily laid to lawn, the garden provides ample space for gardening enthusiasts or for children to play. A hardstanding patio area adjoins the property, creating an ideal spot for outdoor dining or relaxing with a morning coffee. A garden shed is situated at the far end, providing practical storage for gardening tools and outdoor equipment. Side access allows for convenient entry to the front of the property.

At the front, the property features a quaint and well-maintained garden, bordered by a charming brick wall, enhancing the home's kerb appeal.



Floor Plan



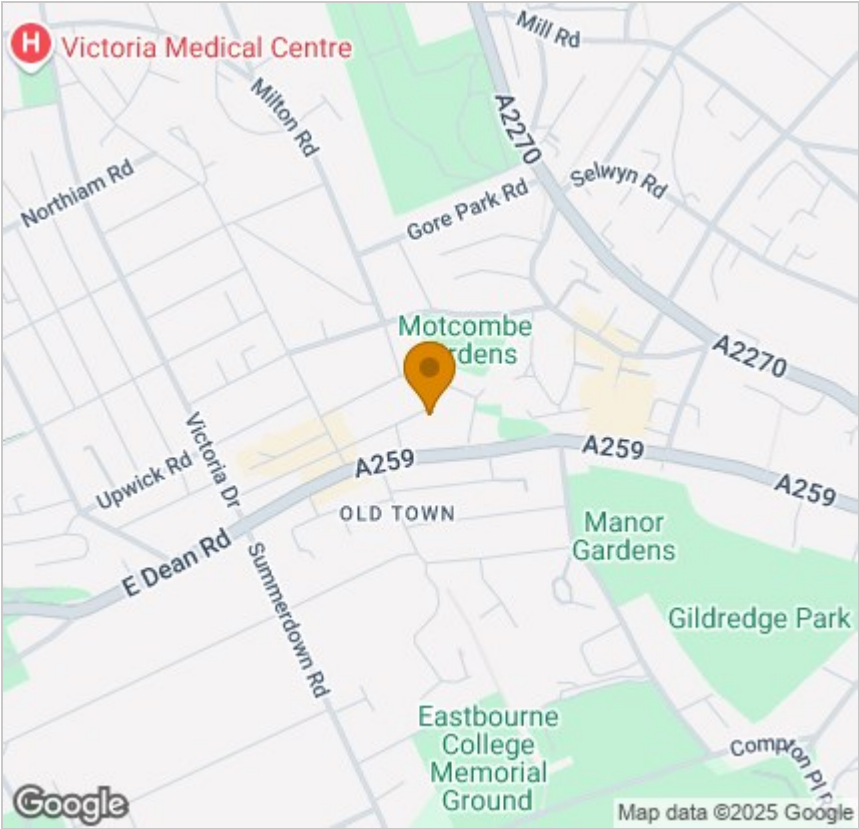
Viewing

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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Area Map



Energy Efficiency Graph

