



Freehold



## £285,000



## 21 Bradford Street, Eastbourne, BN21 1HY

Charming period cottage requiring some modernisation, situated in the ever popular Old Town area of Eastbourne. Adjacent to Church Street and Green Street, affording superb bus links in and out of Eastbourne but also very convenient for nearby shops and amenities. Comprising of two bedrooms, two reception rooms and a large courtyard rear garden. Further benefits include no onward chain, gas central heating and double glazing.

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Main Features	Entrance Door to-
Extended Terraced House	Double Glazed Entrance Porch Double glazed windows. Inner door to-
2 Bedrooms	
<ul> <li>Double Glazed Entrance</li> <li>Porch</li> </ul>	Sitting Room 12'4 x 11'1 (3.76m x 3.38m) Radiator. Fireplace with ornate surround and tiled inset. Carpet. Double glazed window to front aspect.
Sitting Room	
Dining Room	Dining Room 8'3 x 8'2 (2.51m x 2.49m) Radiator. Carpet. Double glazed window to rear aspect. Steps down to-
• Kitchen	
Bathroom/WC	Kitchen 12'5 x 7'10 (3.78m x 2.39m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted gas boiler. Radiator. Double glazed windows to rear and side aspects. Double glazed door to side.
• Garden	
	Stairs from Ground to First Floor Landing: Access to loft (not inspected).
	Bedroom 1 12'2 x 10'9 (3.71m x 3.28m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
	Bedroom 2 12'3 x 7'7 (3.73m x 2.31m) Radiator. Airing cupboard. Carpet. Double glazed window to rear aspect.
	Bathroom/WC Panelled bath with mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.
	Outside There is a large courtyard rear garden.
	EPC = D
	Council Tax Band = C

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.