






# TOWN PROPERTY

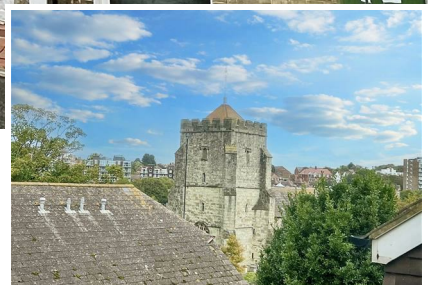


01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

## £269,950



## 38 Brightland Road, Eastbourne, BN20 8BE

Located in the heart of Old Town, this attractive Period terraced house has two double bedrooms and enjoys views towards St. Marys Church and the South Downs from the rear. With a spacious sitting room and a kitchen/dining room with access to the small walled rear garden, there is a first floor bathroom and separate wc whilst double glazing and gas fired central heating and radiators extend throughout. Being sold CHAIN FREE, some redecoration and modernisation is required but the house is within close walking distance of Waitrose, Gildredge House School and the delightful Gildredge Park.

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## Main Features

- Attractive Period Terraced House

- Two Bedrooms

- Sitting Room

- Kitchen/Dining Room

- Bathroom

- Separate WC

- Walled Garden

- Views towards St Marys Church

- CHAIN FREE

### Entrance

Frosted double glazed door to-

### Entrance Hallway

Radiator. Understairs cupboard. Wood laminate flooring.

### Sitting Room

11'4 x 11'1 (3.45m x 3.38m)

Radiator. Carpet. York stone fireplace with mantel above and open fire. Double glazed window to front aspect.

### Kitchen

5'8 x 5'5 (1.73m x 1.65m)

Range of units comprising of single drainer sink unit with mixer tap and part tiled walls, surrounding worksurfaces with cupboard and drawers under. Space for gas cooker and space and plumbing for washing machine. Range of wall mounted units. Wood laminate flooring. Double glazed window to rear aspect.

### Dining Area

11'5 x 9'3 (3.48m x 2.82m)

Fireplace with mantel above. Wall mounted gas boiler. Space for fridge freezer. Wood laminate flooring. Radiator. Double glazed double doors to rear.

### Stairs from Ground to First Floor Landing

Access to loft (not inspected).

### Bedroom 1

11'4 x 9'1 (3.45m x 2.77m)

Radiator. Built in wardrobe. Carpet. Fireplace. Double glazed window to front aspect.

### Bedroom 2

10'0 x 9'2 (3.05m x 2.79m)

Radiator. Carpet. Fireplace. Double glazed window to rear aspect with views towards St Marys Church and South Downs.

### Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash basin with mixer tap. Radiator. Wood laminate flooring. Part tiled walls. Frosted double glazed window.

### Separate WC

Low level WC. Double glazed window to rear aspect.

### Outside

There is a small walled rear garden being mostly laid to decking where views towards St. Marys Church can be enjoyed.

EPC = C

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 (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to 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.