Freehold



2 Reception



1 Bathroom

£320,000



27 Bradford Street, Eastbourne, BN21 1HZ

This charming three bedroom period mid terraced home is set in the heart of Old Town and beautifully blends character features with thoughtful modern refurbishment throughout. The property has been extended on the ground floor to provide a versatile additional reception room, which could easily serve as a fourth bedroom if desired. With its inviting courtyard style front garden and classic period appeal, the home offers both comfort and flexibility for a range of buyers. To the rear, a lovely generously sized garden provides an ideal space for entertaining, relaxing or family life. Old Town remains highly sought after for its attractive older style homes, excellent bus routes, superb school catchments and a vibrant selection of pubs, cafés and amenities - all just a short stroll away. This is a fantastic opportunity to secure a stylishly updated property in one of the area's most desirable locations.

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Main Features

Terraced House

· 3 Bedrooms

Lounge

Dining Room

· Kitchen/Breakfast Room

· Shower Room/WC

· Lawn & Patio Rear Garden

 Gas Central Heating & Double Glazing Throughout

CHAIN FREE

Entrance

Double glazed front door to-

Porch

Double glazed window to side aspect. Inner door to-

Hallway

Understairs cupboard. Radiator.

Lounge

13'11 x 10'9 (4.24m x 3.28m)

Radiator. Double glazed window to front aspect.

Dining Room

11'5 x 9'11 (3.48m x 3.02m) Radiator. Opening to-

Kitchen/Breakfast Room

16'5 x 6'10 (5.00m x 2.08m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Electric hob with extractor over. Eye level double oven. Space and plumbing for washing machine. Radiator. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing

Loft access (not inspected). Double glazed window to rear aspect.

Bedroom 1

10'11 x 10'4 (3.33m x 3.15m)

Radiator. Double glazed window to front aspect.

Bedroom 2

10'11 x 6'6 (3.33m x 1.98m)

Radiator. Double glazed window to front aspect.

Bedroom 3

9'5 x 7'6 (2.87m x 2.29m)

Radiator. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan.

Outside

The rear garden is laid to lawn and patio with a shed and fenced boundaries.

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.