



36 Broomfield Street, Eastbourne, BN20 8LT

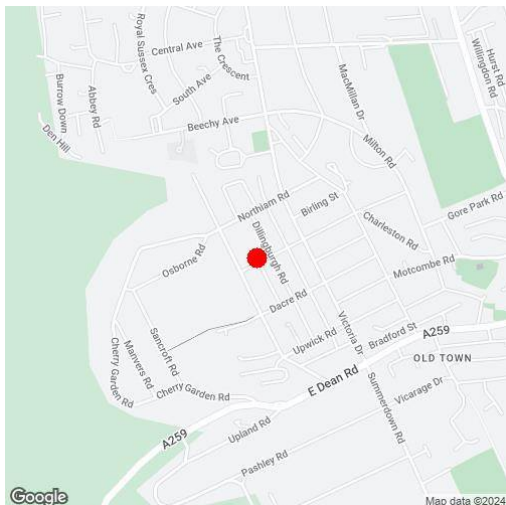
Price £420,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A pleasing detached residence enjoying a much favoured residential location within 50 yards of The Old Town recreational ground. The house provides generous living accommodation that includes two communicating reception rooms with patio doors from the dining room leading to the westerly facing garden. There are three double bedrooms and a 11' x 8' bathroom with both a bath and shower cubicle. Although requiring some modernisation and redecoration the house benefits from a fitted kitchen with range of matching wall and base units with integrated oven and hob, gas central heating and sealed unit double glazing and is considered an ideal purchase for the DIY enthusiast. The house is set within westerly facing lawned gardens with a hot tub and is there are two parking spaces at the rear of the garden. The area is well served by schools catering for most age groups and local shopping facilities are available in Albert Parade.





## At a Glance:

- Three double bedrooms
- Two communicating reception rooms
- Fitted kitchen
- Westerly facing garden
- Two parking spaces
- Gas central heating
- Sealed unit double glazing
- Favoured Old Town location

## Accommodation:

**ENTRANCE PORCH**

**HALL**

**CLOAKROOM/WC**

**SITTING ROOM**

16'0" (4.88m) x 12'0" (3.66m)

**DINING ROOM**

15'0" (4.57m) x 11'0" (3.35m)

**KITCHEN**

11'6" (3.51m) x 8'4" (2.54m)

**LANDING**

**BEDROOM 1**

15'3" (4.65m) x 11'0" (3.35m)

**BEDROOM 2**

15'10" (4.83m) x 10'4" (3.15m)

**BEDROOM 3**

10'2" (3.1m) x 8'0" (2.44m)

**BATHROOM/WC**

11'6" (3.51m) x 8'6" (2.59m)

**OUTSIDE**

**REAR GARDEN**

Approximately 40' in depth with hot tub

**TWO PARKING SPACES**

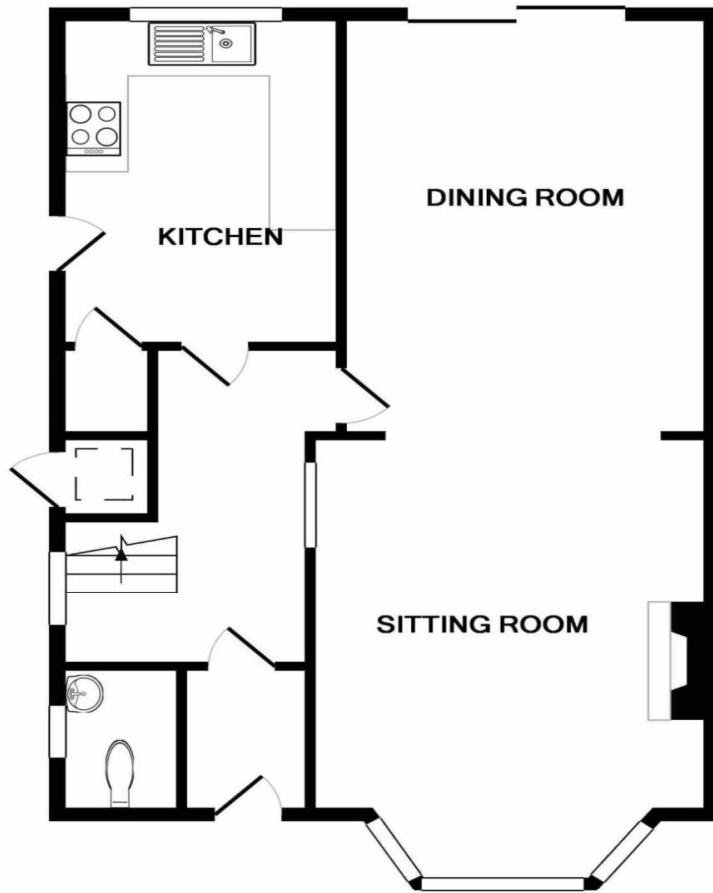
**COUNCIL TAX**

Band "D"

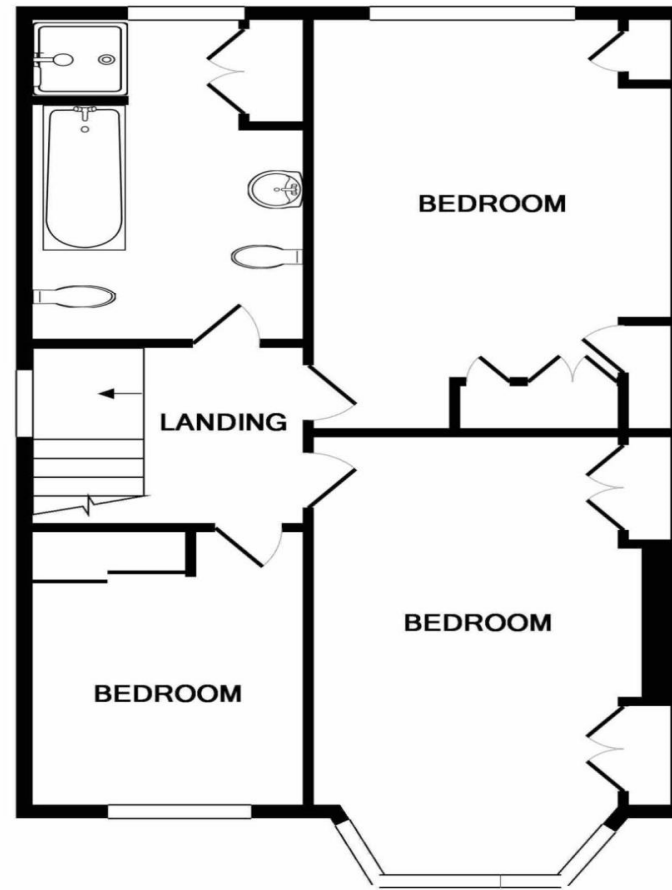
**EPC**

Band "D"





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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