



16 Bradford Street, Eastbourne, BN21 1HY

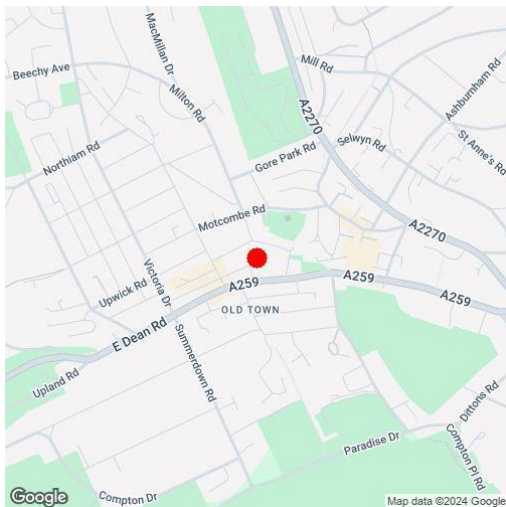
Price £310,000 | Freehold

**LS** Leaper  
Stanbrook

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01323 416716

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A charming two bedroom semi-detached period house with attractive flint and rendered elevations located in a quiet position within the much sought after Old Town area of Eastbourne. Although in need of improvement this delightful property offers an abundance of character and is offered to the market chain free. Accommodation comprises entrance hall, sitting room opening to a dining room, kitchen leading to a breakfast room, ground floor shower room and wc. To the first floor there are two bedrooms and a bathroom. A particular feature is a driveway which is rare for properties in this location. There are gardens to the front and rear and there is a modern gas boiler with radiators. The property is conveniently located within close proximity to a Waitrose supermarket and the open green space of Gildredge park with Eastbourne town centre with mainline railway station being approximately a mile away.





### At a Glance:

- Charming two bedroom period house
- Popular Old Town location
- Sitting and dining room
- Kitchen
- Breakfast room
- Ground floor shower room and WC
- Bathroom/wc
- Modern gas boiler
- Close to Waitrose, Gildredge park and town centre
- Chain free

### Accommodation:

**ENTRANCE HALL**

**SITTING ROOM**  
11'7" (3.53m) x 11'6" (3.51m)

**DINING ROOM**  
9'5" (2.87m) x 8'7" (2.62m)

**KITCHEN**  
8'2" (2.49m) x 6'3" (1.91m)

**BREAKFAST ROOM**  
8'2" (2.49m) x 5'6" (1.68m)

**SHOWER ROOM**

**WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
11'7" (3.53m) x 8'7" (2.62m)

**BEDROOM TWO**  
9'6" (2.9m) x 9'2" (2.79m)

**BATHROOM**

**FRONT, SIDE AND REAR GARDENS**

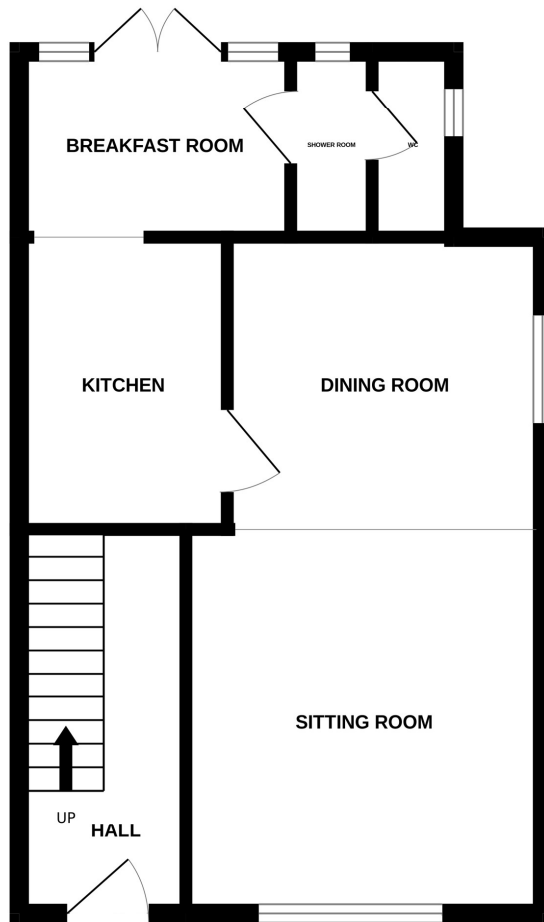
**DRIVEWAY**  
Off road parking for one vehicle

**EPC**  
E

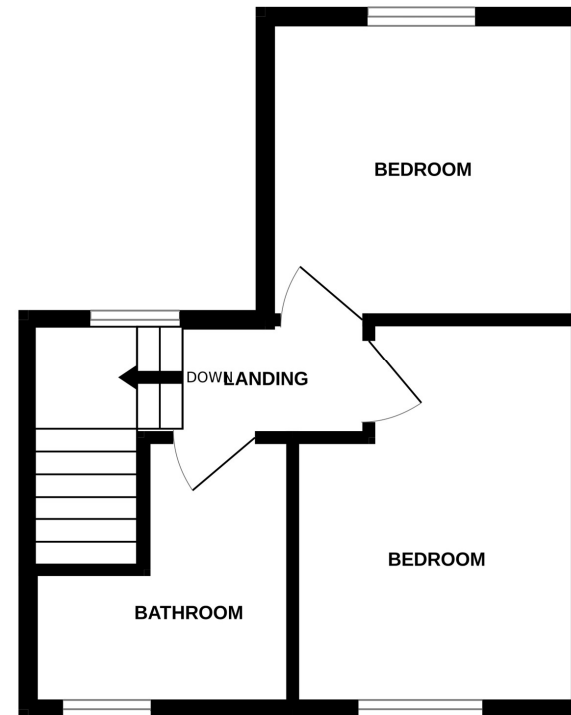
**COUNCIL TAX**  
Band C



GROUND FLOOR



1ST FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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