



16 Bradford Street, BN21 1HY
Asking Price £399,950

EMSLIE &
TARRANT

16 Bradford Street, Eastbourne, BN21 1HY

BEAUTIFULLY REFURBISHED CHARACTER FLINT COTTAGE WITH OFF-ROAD PARKING IN THE HEART OF OLD TOWN

Occupying a highly sought-after position within the heart of Eastbourne's charming Old Town, this beautifully refurbished semi-detached flint cottage presents a rare opportunity to acquire a character home that has been comprehensively improved to an exceptional standard. Combining period charm with carefully considered contemporary finishes, the property has undergone an extensive programme of renovation by the current owner, sympathetically retaining its original character whilst incorporating high-quality modern fixtures and fittings throughout.

The accommodation is arranged over two floors and extends to approximately 774 sq.ft. The welcoming sitting room enjoys an attractive feature fireplace, whilst a separate dining room provides an ideal space for entertaining and flows through to the impressive L-shaped kitchen/breakfast room. Forming the heart of the home, the kitchen has been beautifully fitted with an extensive range of contemporary units complemented by quartz work surfaces, integrated appliances and excellent natural light provided by French doors opening onto the garden together with two roof lanterns/skylights above. A ground floor cloakroom/WC adds further practicality.

The first floor provides two well-proportioned bedrooms together with a stylishly refitted shower room and separate WC, all finished to a high specification in keeping with the quality found throughout the property.

Outside, the cottage benefits from an attractive rear garden providing a pleasant area for seating and entertaining. A particularly notable feature, and a rarity within Old Town, is the provision of private off-road parking via a driveway to the side of the property.

The property occupies a convenient position within Old Town, close to a range of local shops and amenities, excellent schools, nearby countryside walks across the South Downs National Park, and Eastbourne town centre with its mainline railway station serving London Victoria and Gatwick Airport.

An internal inspection is considered essential to fully appreciate the quality, character and superb location of this delightful home.



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Accommodation
Entrance Hall

Sitting Room
3.88m x 3.66m (12'9" x 12'0")

Dining Room
3.02m x 2.78m (9'11" x 9'1")

Kitchen / Breakfast Room
4.65m x 4.46m (15'3" x 14'8")

Ground Floor Cloakroom / WC
1.88m x 0.75m (6'2" x 2'6")

First Floor Landing

Bedroom One
3.09m x 2.81m (10'2" x 9'3")

Bedroom Two
3.04m x 3.02m (10'0" x 9'11")

Shower Room
2.59m x 2.12m (8'6" x 6'11")

Separate WC
1.11m x 1.03m (3'8" x 3'5")

Outside

Rear Garden

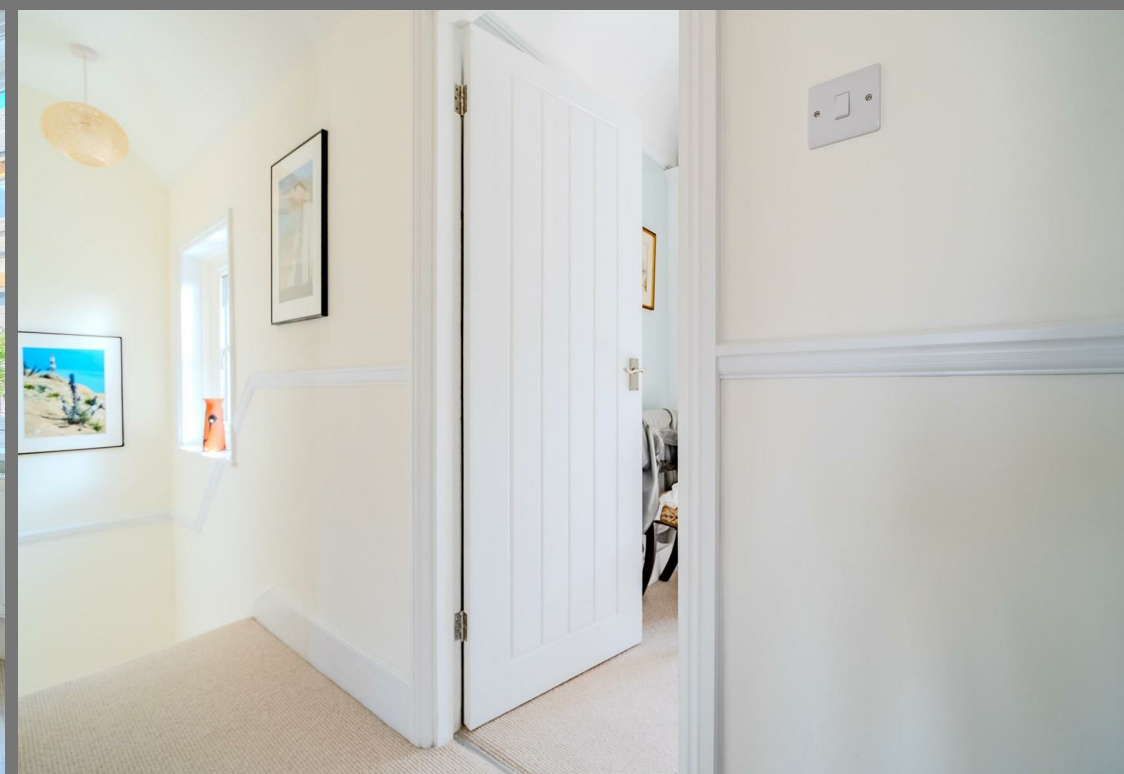
Private Driveway Providing Off-Road Parking

Agents Notes

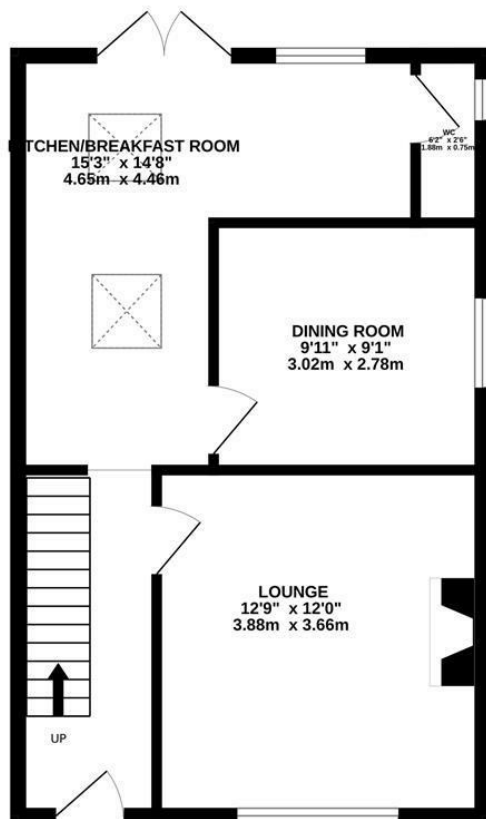
Council Tax Band – C
EPC Rating – E
Tenure – Freehold



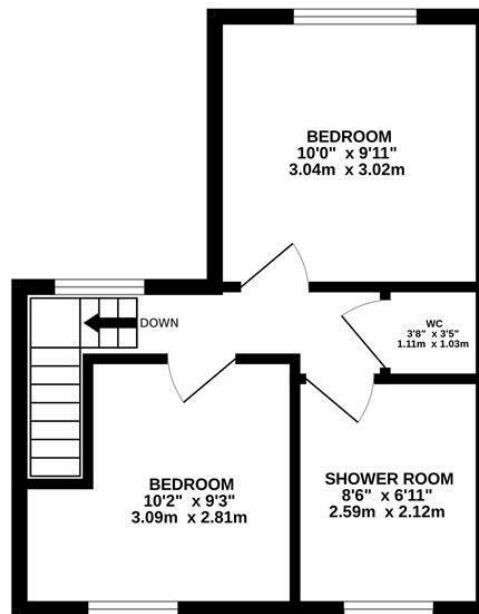




GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

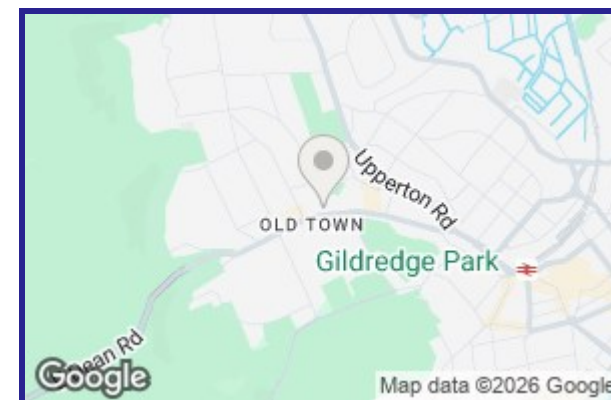


1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Vendor-supplied material information is available on request. Emslie & Tarrant make every effort to ensure that the information provided is accurate but do not independently verify details supplied by the vendor. These particulars do not constitute an offer or contract, nor are they intended to form any statement of fact. Prospective purchasers should satisfy themselves as to the accuracy of all information through their solicitor or other appropriately qualified professional. Measurements and floor plans are approximate and provided for guidance only. Services, systems, appliances and installations have not been tested and no guarantee can be given as to their operation or efficiency.

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