Freehold

45 Bradford Street, Eastbourne, BN21 1HZ

£335,000








3 Bedroom | 2 Reception | 1 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

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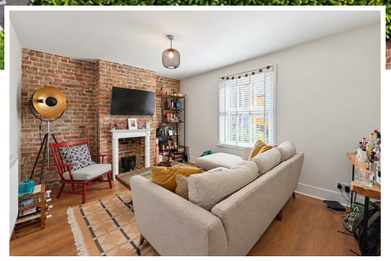



A beautifully renovated three bedroom Victorian terraced home, combining charming original features with extensive modern improvements in the heart of Eastbourne's sought after Old Town. The current owners have undertaken a comprehensive programme of refurbishment, including replacement windows, a new boiler, stylish refitted kitchen and bathroom, roof improvements and an insulated, boarded loft with new access ladder. The accommodation retains a wealth of character, including exposed brickwork and original feature fireplaces, with two generous reception rooms, a ground floor WC, kitchen, three first floor bedrooms and a modern family bathroom. Outside, the thoughtfully landscaped rear garden is a particular highlight, featuring designated patio seating areas positioned to make the most of the sunshine throughout the day. There is a useful outbuilding with plumbing and space for a washing machine. Further improvements include works to the firewalls, demonstrating the considerable care and investment made by the current owners. Ideally situated in the popular Old Town area, within easy reach of local shops, schools, amenities and the South Downs, this characterful home offers an excellent combination of Victorian charm and modern comfort.

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Main Features

- Beautifully Renovated Victorian Terraced Home
- Three Bedrooms
- Two Generous Reception Rooms
- Stylish Refitted Kitchen & Bathroom
- Landscaped Garden with Sunny Seating Areas
- Useful Outbuilding
- Original Fireplaces & Exposed Brickwork
- Replacement Windows & New Boiler
- Extensive Roof & Loft Improvements
- Highly Sought After Old Town Location

Entrance
Front door to-

Entrance Porch
Inner door to-

Hallway
Radiator.

Lounge
13'2 x 10'10 (4.01m x 3.30m)
Radiator. Exposed brickwork. Double glazed window to front aspect.

Dining Room
10'9 x 9'3 (3.28m x 2.82m)
Radiator. Feature fireplace. Exposed brickwork. Double glazed door to garden.

Kitchen
8'6 x 6'0 (2.59m x 1.83m)
Fitted range of wall and base units, surrounding worktop with inset sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for dishwasher. Understairs pantry style storage. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Split level landing.

Bedroom 1
10'10 x 10'0 (3.30m x 3.05m)
Radiator. Feature fireplace. Double glazed window to front aspect.

Bedroom 2
11'1 x 9'5 (3.38m x 2.87m)
Radiator. Feature fireplace. Double glazed window to rear aspect.

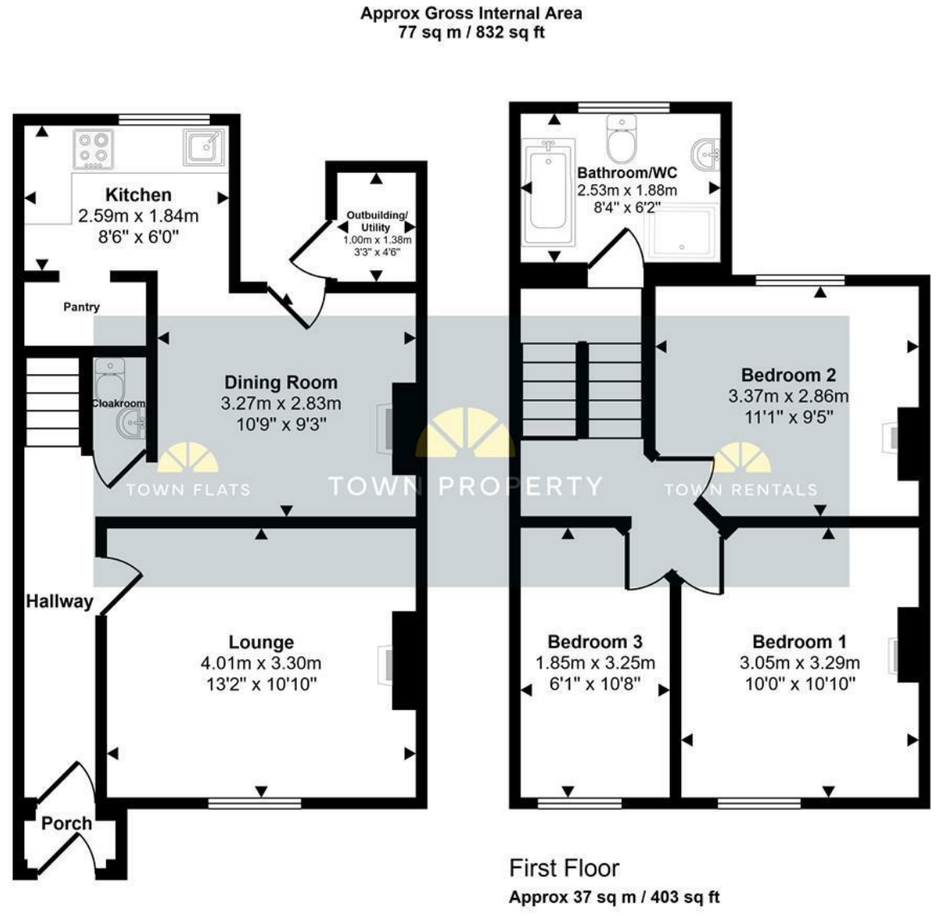
Bedroom 3
10'8 x 6'1 (3.25m x 1.85m)
Radiator. Loft access with ladder (not inspected).

Bathroom/WC
Freestanding bath. Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan. Double glazed window to rear aspect.

Outside
The landscaped rear garden is mainly laid to lawn with paved seating areas, planted borders and fenced boundaries.

Outbuilding
Space and plumbing for washing machine.

COUNCIL TAX BAND = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.