



41 Bradford Street
Eastbourne, BN21 1HZ

£275,000



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Phil Hall Estate Agents brings to the market this recently improved and beautifully modernised two double bedroom terraced home, enviably positioned within the ever-popular Old Town area of Eastbourne. Offered to the market chain free, this attractive property enjoys a highly convenient location within easy walking distance of excellent local schools, Waitrose, regular bus routes and a wide range of everyday amenities, making it an ideal purchase for first-time buyers, downsizers and buy-to-let investors alike.

Upon entering the property, you are welcomed into a useful enclosed entrance porch that leads through into the entrance hall that provides access to the ground floor accommodation and stairs leading to the first floor.

Positioned to the front of the property is a generous and light-filled living room, enjoying a pleasant outlook over the front garden and providing an ideal space for both relaxing and entertaining.

To the rear of the property is the newly fitted contemporary kitchen, thoughtfully designed with a comprehensive range of wall-mounted and matching base units complemented by modern work surfaces. The kitchen benefits from an integrated oven and hob together with designated space for a washing machine and fridge/freezer, offering both practicality and style. A door from the kitchen leads into an enclosed rear lobby, which provides direct access to the rear garden as well as a modern ground floor shower room. The shower room has been fitted with a walk-in shower enclosure and WC, adding further versatility to the accommodation.

The first floor offers two generous double bedrooms, with the principal bedroom overlooking the front aspect and the second bedroom enjoying pleasant views across the rear garden. Completing the accommodation is a spacious family bathroom, fitted with a white three-piece suite comprising a panelled bath, wash hand basin and WC.





LOCATION, LOCATION, LOCATION

Bradford Street is ideally situated within the highly sought-after Old Town area of Eastbourne, one of the town's most established and desirable residential neighbourhoods. Renowned for its strong sense of community and excellent amenities, Old Town offers a wonderful balance of convenience and lifestyle.

Within a short walk of the property are a selection of highly regarded schools catering for all ages, making the area particularly popular with families. Everyday shopping is well provided for with a Waitrose supermarket close by, together with a variety of independent shops, cafés, public houses and local services. Excellent public transport links, including regular bus routes, offer easy access to Eastbourne town centre, the seafront and the mainline railway station, which provides direct services to London, Brighton and Hastings.

For those who enjoy the outdoors, the beautiful South Downs National Park is just moments away, offering miles of scenic walking and cycling routes, while Eastbourne's award-winning seafront, theatres, restaurants and leisure facilities are all within easy reach. Combining excellent local amenities with superb access to both town and countryside, Bradford Street is a fantastic location for a wide range of buyers.

Front Porch

3'10 x 2'02 (1.17m x 0.66m)

Entrance Hall

Living Room

13'07 max x 11'00 (4.14m max x 3.35m)

Kitchen

10'08 x 9'09 (3.25m x 2.97m)

Ground Floor Shower Room

7'05 max x 5'09 (2.26m max x 1.75m)

First Floor Landing

Bedroom One

11'00 x 10'06 max (3.35m x 3.20m max)

Bedroom Two

11'09 max x 9'06 (3.58m max x 2.90m)

Bathroom

11'00 x 6'05 (3.35m x 1.96m)

Outside

Outside, the front garden is mainly laid to patio, providing an ideal space for potted plants and discreet bin storage. The fully enclosed rear garden features a paved patio adjoining the property, useful storage sheds, and a lawn beyond bordered by established shrubs and trees, creating an attractive and private outdoor space.



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

