



36 Broomfield Street, Eastbourne, BN20 8LT

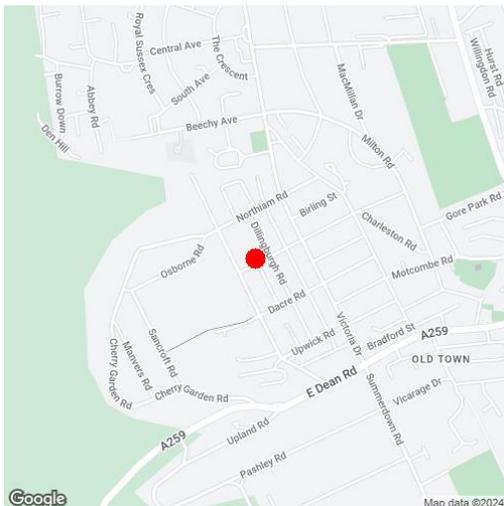
Price £395,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A much improved and newly decorated three bedroom detached residence with a superb re-fitted bathroom and off-road parking for two vehicles, enjoying a much favoured residential location within 50 yards of The Old Town recreational ground available with no onward chain. 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. The kitchen is fitted with a comprehensive range of modern wall and base units beneath contoured work surfaces and an integrated oven and hob. The ground floor cloakroom/wc has also been newly refitted. There are three good size bedrooms and a newly installed and beautifully appointed 11' x 8' bathroom with both a bath and shower cubicle. Other benefits include gas central heating, sealed unit double glazing and off-road parking for two vehicles. The house is set within westerly facing lawned gardens with a sun terrace to the rear. 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
- Superb newly fitted bathroom with a bath and shower cubicle
- Westerly facing garden
- Two parking spaces
- Gas central heating
- Sealed unit double glazing
- Favoured Old Town location
- Newly decorated throughout and new floor coverings
- No onward chain

### 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

**TWO PARKING SPACES**

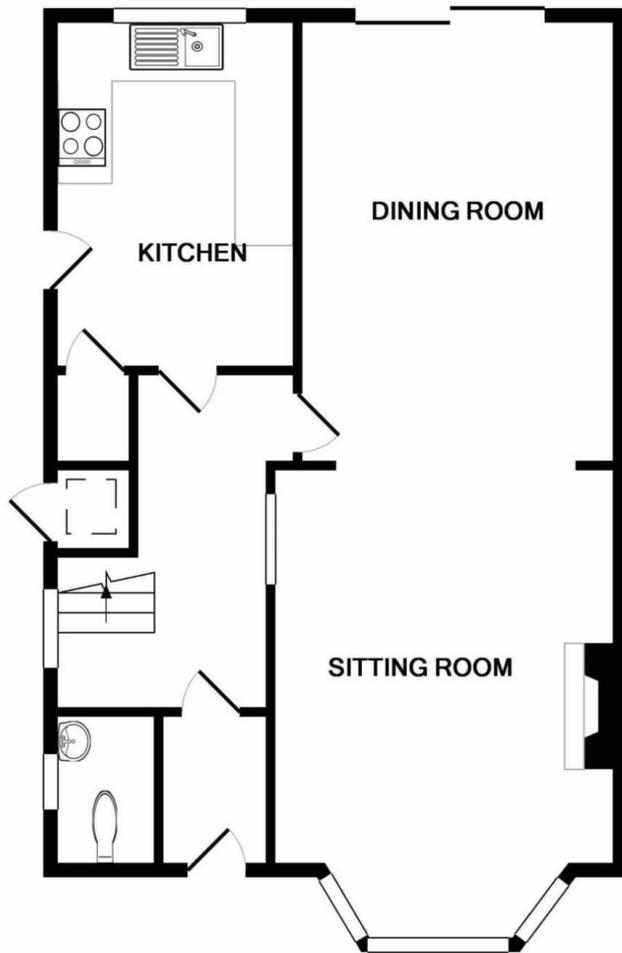
**COUNCIL TAX**

Band "D"

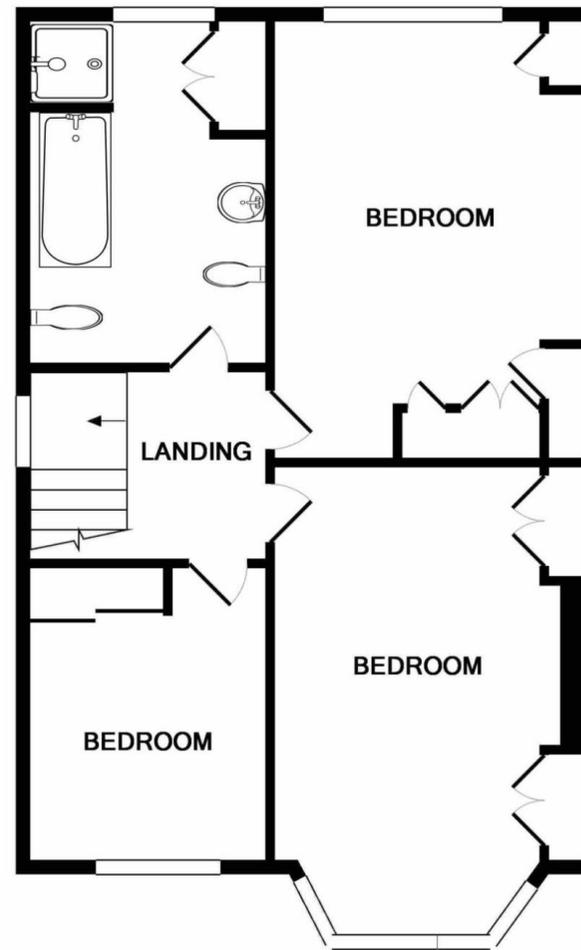
**EPC**

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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