



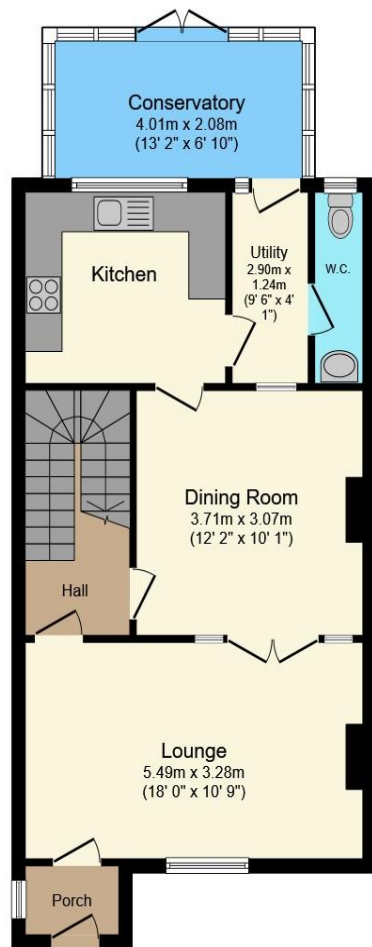
**Bradford Street, Eastbourne BN21 1JA**

**welcome to**

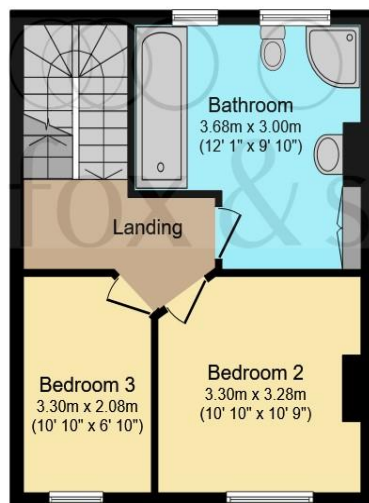
**Bradford Street, Eastbourne**

Fox & Sons are proud to present this beautifully presented three bedroom mid-terrace family home. The property has been updated by the current owner, boasts sizeable rear garden and is desirably situated in the heart of Old Town. CALL US TODAY!





**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 135.0 m<sup>2</sup> (1,453 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Entrance Hall

## Inner Hall

## Lounge

17' 11" into recess x 10' 9" ( 5.46m into recess x 3.28m )

## Dining Room

12' 2" into recess x 9' 11" ( 3.71m into recess x 3.02m )

## Kitchen

9' 5" x 8' ( 2.87m x 2.44m )

## Utility Room

4' 7" x 8' 4" ( 1.40m x 2.54m )

## Upvc Conservatory

14' 5" x 6' 8" ( 4.39m x 2.03m )

## Cloakroom

## First Floor Landing

## Bedroom 2

10' 8" into recess x 10' 9" ( 3.25m into recess x 3.28m )

## Bedroom 3

6' 9" max x 10' 9" max ( 2.06m max x 3.28m max )

## Bathroom

## Second Floor Landing

## Bedroom 1

16' 3" max x 9' 9" ( 4.95m max x 2.97m )

**welcome to**

## **Bradford Street, Eastbourne**

- THREE BEDROOM MID-TERRACE HOUSE
- OLD TOWN LOCATION
- SPLIT OVER 3 FLOORS
- LARGE REAR GARDEN
- PERFECT FAMILY HOME

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £350,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120596](https://fox-and-sons.co.uk/Property/EBN120596)



Property Ref:  
EBN120596 - 0002

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



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