



# BROOK GAMBLE



11 Bradford Street  
, Eastbourne, BN21 1HY

Nestled in the charming Old Town of Eastbourne, this delightful end terrace cottage on Bradford Street offers a unique opportunity for those looking to create their dream home. Built in 1880, the property retains a sense of character while presenting a canvas for modernisation to suit your personal taste. Spanning approximately 764 square feet, the cottage requires modernising throughout, and would suit a host of buyers. One of the standout features of this property is the good-sized garden, which offers a perfect retreat for outdoor activities or gardening! The garden space is a rare find in this sought-after location, providing a wonderful opportunity to create an outdoor oasis. Situated in a favoured area of the Old Town, this cottage benefits from a vibrant community atmosphere, with local shops, cafes, and amenities just a short stroll away. The proximity to the stunning coastline and picturesque surroundings further enhances the appeal of this property.

**£249,000**



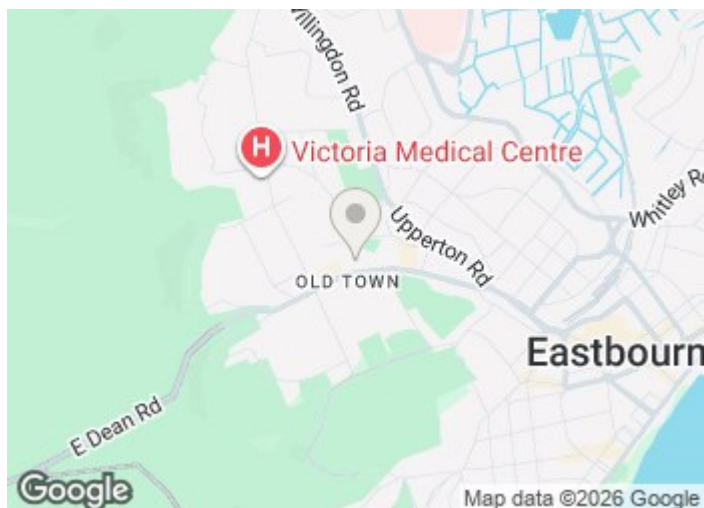
# 11 Bradford Street

, Eastbourne, BN21 1HY



- Two Bedroom Cottage
- Suit A Host Of Buyers
- Good Size Rear Garden
- Favoured Old Town Location
- Chain Free
- Gas Centrally Heated
- In Need of Modernisation
- Vacant
- Close To Local Shops

## Accommodation Comprising



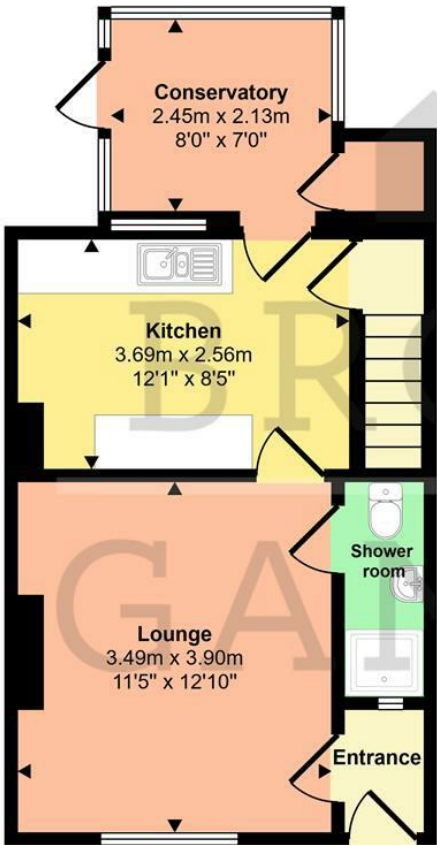
## Directions



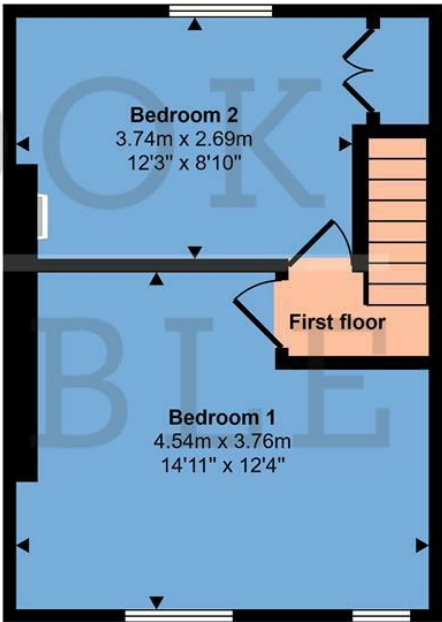


Floor Plan

Approx Gross Internal Area  
67 sq m / 724 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft



First Floor  
Approx 30 sq m / 325 sq ft

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		