



Bradford Street, Eastbourne BN21 1JA

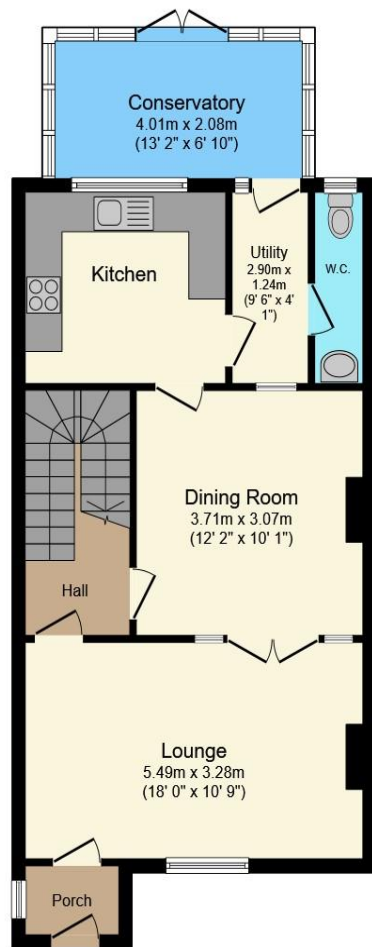
welcome to

Bradford Street, Eastbourne

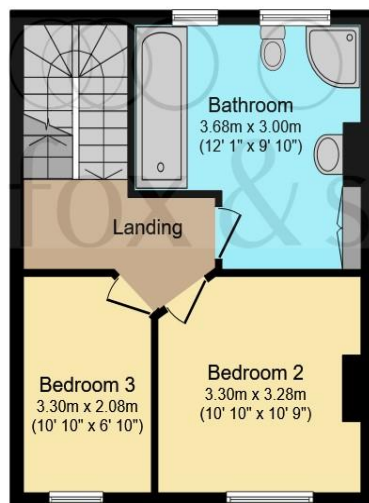
GUIDE PRICE £325,000 - £340,000

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!





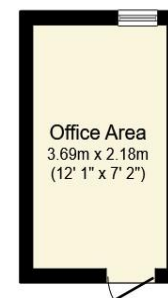
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 135.0 m² (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

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)

En - Suite

Rear Garden

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

guide price

£325,000 - £340,000



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120596



Property Ref:
EBN120596 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk