



01323 412200

TOWN PROPERTY

Freehold

Guide Price

£325,000 - £340,000



2 Bedroom



1/2 Reception



1 Bathroom



59 Bradford Street, Eastbourne BN21 1JA

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Having been skilfully extended, this impressive Period home is terraced, boasts two bedrooms and features a superb open plan kitchen/breakfast room with lantern roof and adjoining dining room area. In addition, there is a cloakroom, a sitting room with a wood burner and a stylish modern shower room/wc. The landscaped rear garden features areas of patio, planted raised borders and lawn with distant views enjoyed towards the South Downs. Located in the heart of Old Town, an array of local shops, wonderful Parks, Waitrose supermarket and schools serving all age groups are also within close walking distance. Excellent bus links run into the surrounding Villages and town centre, which is only around half a mile distant.



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Main Features

- Extended Period Terraced House
- 2 Bedrooms
- Sitting Room
- Dining Room Area
- Kitchen/Breakfast Room
- Cloakroom
- Modern Shower Room/WC
- Landscaped Garden with Views Towards South Downs
- Close to Local Shops, Schools & Transport Links

Entrance

Frosted composite double glazed door to-

Porch

Inner door to-

Lobby

Engineered oak flooring.

Sitting Room

12'3 x 12'0 (3.73m x 3.66m)

Radiator. Engineered oak flooring. Recessed wood burner and hearth with mantel above. Understairs cupboard. Double glazed window to front aspect.

Dining Room Area

11'9 x 7'9 (3.58m x 2.36m)

Radiator. Luxury vinyl flooring. Door to-

Inner Lobby

Wood laminate flooring. Door to-

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below. Heated towel rail. Part tiled walls. Wood laminate flooring.

Kitchen/Breakfast Area

14'1 x 10'2 (4.29m x 3.10m)

Range of units comprising of bowl and a half sink unit and mixer tap with surrounding upstands and worksurfaces with cupboards and drawers under. Inset four ring electric hob with electric oven under and extractor over. Integrated dishwasher and fridge freezer. Range of wall mounted units. Concealed gas boiler. Impressive lantern roof. Luxury vinyl flooring. Radiator. Double glazed window to rear. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing

Access to loft (not inspected).

Bedroom 1

10'9 x 10'2 (3.28m x 3.10m)

Radiator. Carpet. Extensive range of built in wardrobes. Double glazed window to front aspect.

Bedroom 2

9'7 x 7'10 (2.92m x 2.39m)

Radiator. Double glazed window to rear aspect with view towards South Downs.

Refitted Modern Shower Room/WC

Large shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

There is a lovely landscaped rear garden which is laid principally to lawn and also has areas of patio and raised borders. Views towards the South Downs can also be enjoyed.

COUNCIL TAX BAND = C

EPC = C

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.