



# TOWN PROPERTY



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Freehold



2 Bedroom



2 Reception



1 Bathroom

# £269,950



## 38 Brightland Road, Eastbourne, BN20 8BE

Located in the heart of Old Town, this attractive Period terraced house has two double bedrooms and enjoys views towards St. Marys Church and the South Downs from the rear. With a spacious sitting room and a kitchen/dining room with access to the small walled rear garden, there is a new bathroom and separate wc on the first floor whilst double glazing and gas fired central heating and radiators extend throughout. Being sold CHAIN FREE, some redecoration and modernisation is required but the house is within close walking distance of Waitrose, Gildredge House School and the delightful Gildredge Park.

**38 Brightland Road,  
Eastbourne, BN20 8BE**

**£269,950**

**Main Features**

- Attractive Period Terraced House
- Two Bedrooms
- Sitting Room
- Kitchen/Dining Room
- New Bathroom
- Separate WC
- Walled Garden
- Views towards St Marys Church
- CHAIN FREE

**Entrance**

Frosted double glazed door to-

**Entrance Hallway**

Radiator. Understairs cupboard. Wood laminate flooring.

**Sitting Room**

11'1 x 10'11 (3.38m x 3.33m)

Radiator. Carpet. York stone fireplace with mantel above and open fire. Double glazed window to front aspect.

**Kitchen/Diner**

16'11 x 9'1 (5.16m x 2.77m)

Range of units comprising of single drainer sink unit with mixer tap and part tiled walls, surrounding worksurfaces with cupboard and drawers under. Space for gas cooker and space and plumbing for washing machine. Range of wall mounted units. Wood laminate flooring. Double glazed window to rear aspect. Fireplace with mantel above. Wall mounted gas boiler. Space for fridge freezer. Wood laminate flooring. Radiator. Double glazed double doors to rear.

**Stairs from Ground to First Floor Landing**

Access to loft (not inspected).

**Bedroom 1**

11'0 x 10'2 (3.35m x 3.10m)

Radiator. Built in wardrobe. Carpet. Fireplace. Double glazed window to front aspect.

**Bedroom 2**

10'11 x 9'1 (3.33m x 2.77m)

Radiator. Carpet. Fireplace. Double glazed window to rear aspect with views towards St Marys Church and South Downs.

**New Bathroom**

Panelled bath with shower screen, mixer tap and shower attachment. Wash basin with mixer tap set in vanity unit. Radiator. Wood laminate flooring. Part tiled walls. Frosted double glazed window.

**Separate WC**

Low level WC. Double glazed window to rear aspect.

**Outside**

There is a small walled rear garden being mostly laid to decking where views towards St. Marys Church can be enjoyed.

**EPC = C**

**Council Tax Band = C**