



35 Bradford Street, Eastbourne, BN21 1HZ

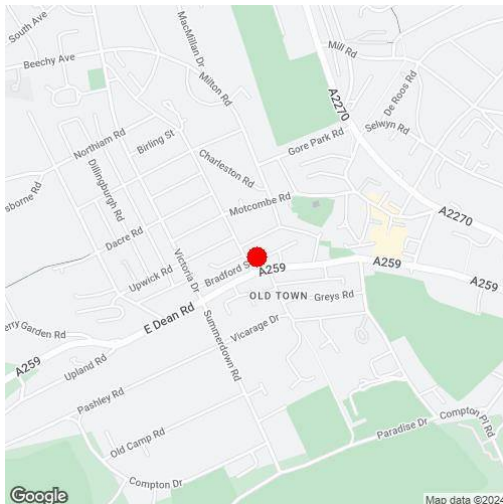
Price £285,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A charming three bedroom bay fronted Victorian cottage set within attractive lawned gardens extending to some 50', enviably located in the Old Town area of Eastbourne. The house forms part of a terrace of similar properties with accommodation that comprises an entrance porch, hall, two reception rooms and a fitted kitchen with range of wall and base units beneath contoured work surfaces and an integrated oven and hob. The three bedrooms are served by a ground floor bathroom which provides access to understairs storage space. The gardens are an important feature and extend to some 50', being principally laid to lawn. Other benefits include gas central heating and sealed unit double glazing. Local shopping facilities including a Waitrose store are within a few hundred yards, whilst Eastbourne town centre is within 1 mile.





At a Glance:

- Charming period cottage
- 50' lawned rear garden
- Three bedrooms
- Two reception rooms
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

ENTRANCE PORCH

HALL

SITTING ROOM

13'9" (4.19m) x 11'0" (3.35m)

DINING ROOM

11'6" (3.51m) x 11'0" (3.35m)

KITCHEN

11'0" (3.35m) x 7'0" (2.13m)

BATHROOM

FIRST FLOOR LANDING

BEDROOM 1

11'0" (3.35m) x 10'8" (3.25m)

BEDROOM 2

11'6" (3.51m) x 9'8" (2.95m)

BEDROOM 3

11'0" (3.35m) x 6'8" (2.03m)

OUTSIDE:

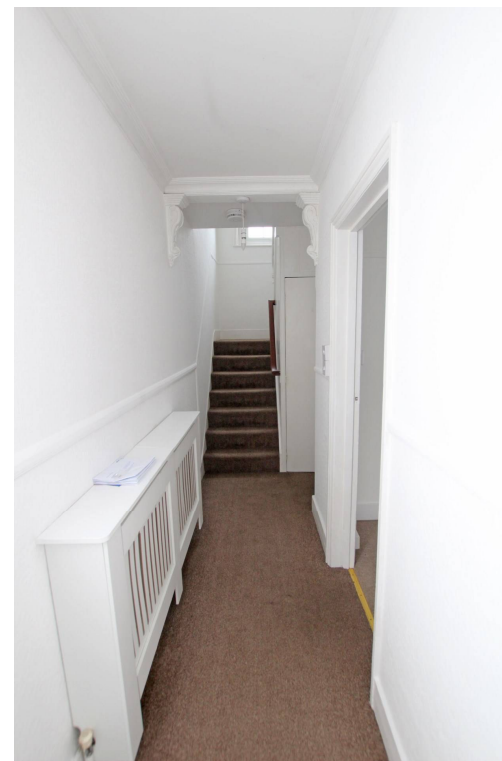
Lawned rear garden

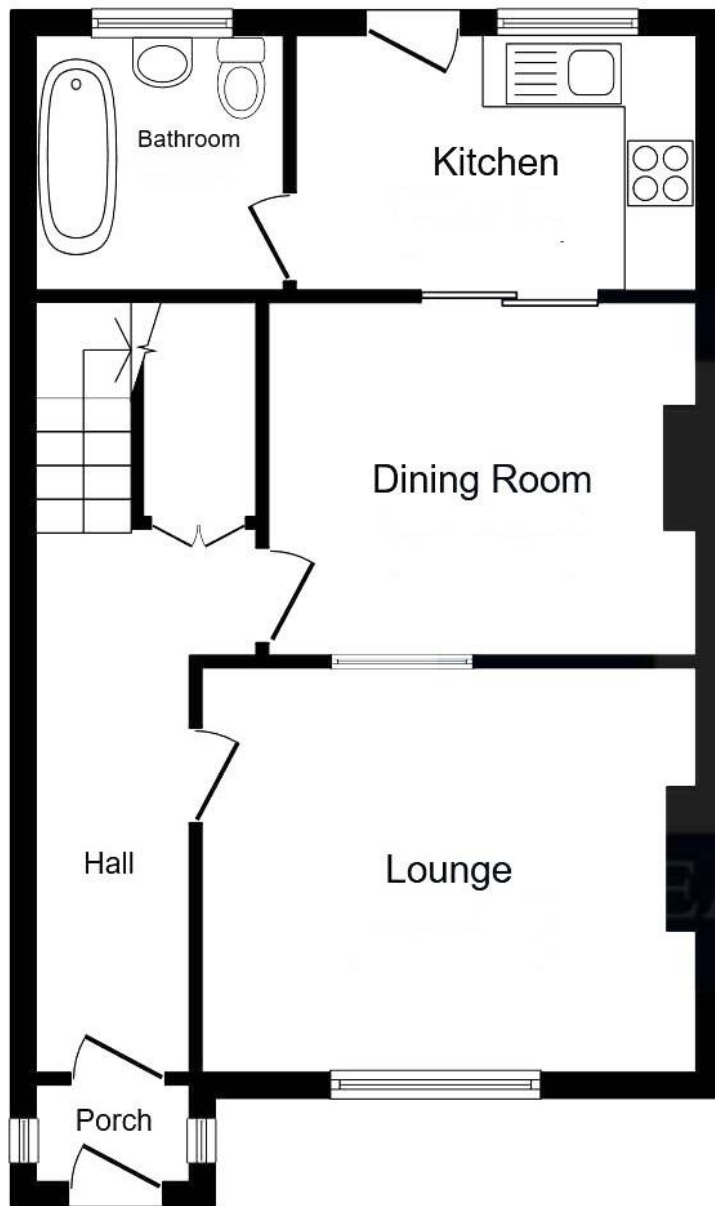
COUNCIL TAX:

Band "C"

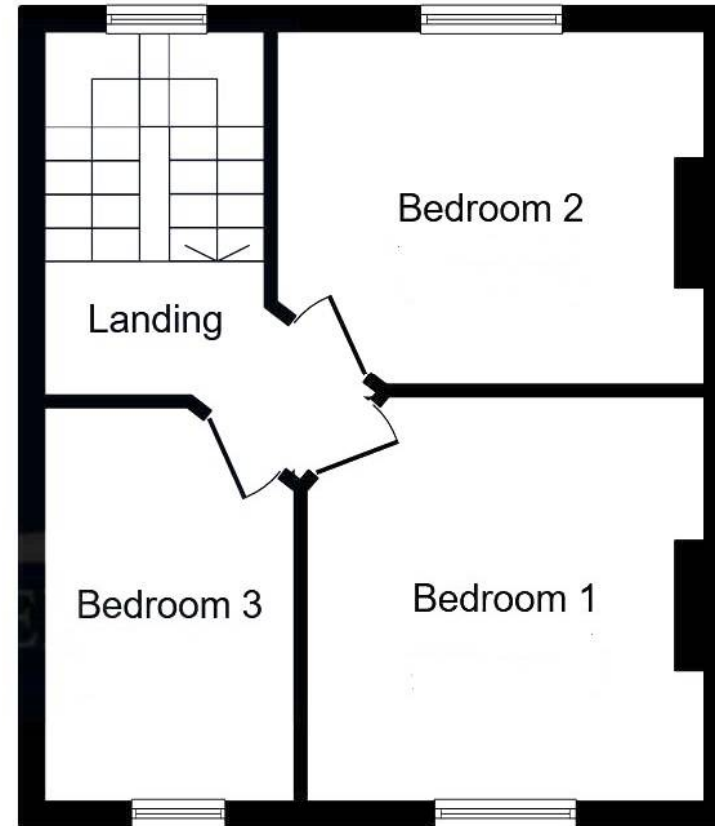
EPC:

"C"





Ground Floor



First Floor

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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