



# BROOK GAMBLE



**11 Bradford Street, Eastbourne, BN21 1HY**

**£249,000**

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.

## **Accommodation Comprising**

Double glazed main front door

Entrance hallway

Door into lounge

Lounge

Radiator, double glaze window to front aspect.

Ground floor shower room

Walk-in shower cubicle, wash hand basin, low-level

WC borrowed light window

Kitchen

Fit in a range of base cupboard unit units, single bowl sink unit and mixer tap, laminate flooring, space and plumbing for washing machine, space for electric cooker, radiator, wall mounted gas central heating boiler, door with stairs leading to 1st floor landing, under stairs storage cupboard, front door leading to conservatory.

Conservatory

Double glaze door leading onto rear garden

First floor landing

Hatch to loft

Bedroom one

Radiator, two double glaze windows to front aspect.

Built-in wardrobe.

Bedroom two

Radiator, double glaze window to rear aspect, built-in wardrobe with cupboard above.

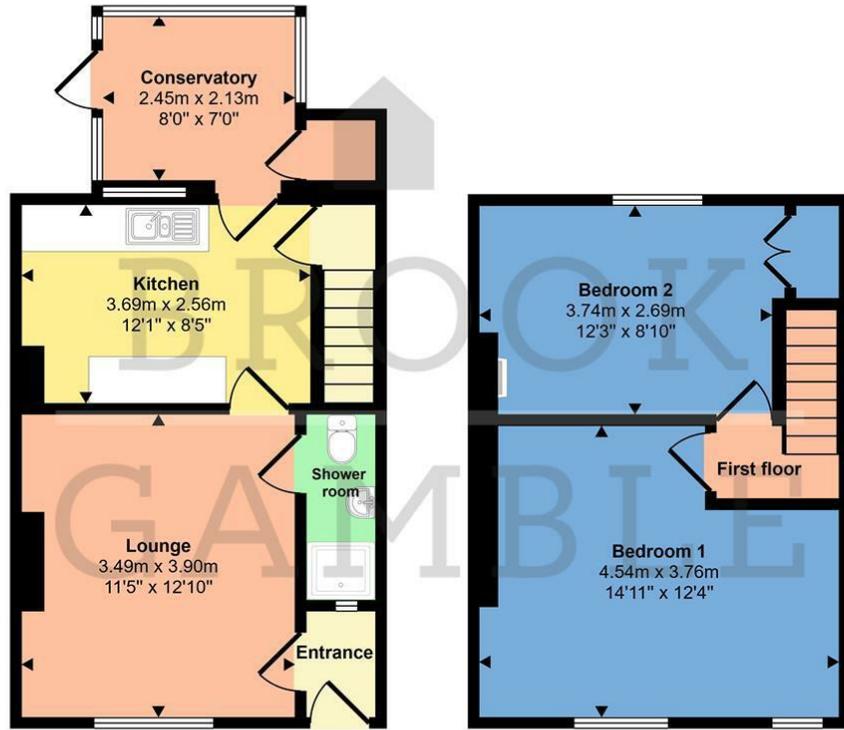
Rear garden

With fenced borders, laid mainly to low maintenance pebble, patio area, shed and range of mature shrubs.

Council tax band C

# Floor Plan

Approx Gross Internal Area  
67 sq m / 724 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft

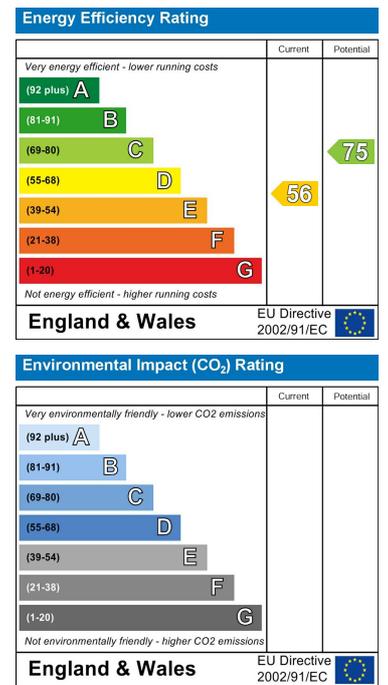
First Floor  
Approx 30 sq m / 325 sq ft

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.

# Area Map



# Energy Efficiency Graph



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