



BROOK GAMBLE



103 Bradford Street, Eastbourne, BN21 1JA

£289,950

Brook Gamble are delighted to offer to the market this charming and very well presented 2 bedroom mid-terrace house in the much sought after Old Town area of Eastbourne. The house has been the subject of improvement by the present owners and enjoys an attractive Lounge with a feature exposed brick chimney breast and wood burning stove, as well as having a refitted Kitchen. The rear garden is a good size and a particular feature of the property, with a home office/storage shed with light and power, whilst views to the South Downs are also enjoyed. Further benefits include gas central heating and uPVC double glazing. Well located for popular local schools and shops, nearby bus services also offer easy access in and out of Eastbourne. Viewing is considered essential.

Sole Agents.

Entrance Porch

Composite double glazed front door, tiled floor, glazed inner door to Lounge.

Lounge 15'6 x 10'10 (4.72m x 3.30m)

Feature exposed chimney breast with wood burning stove and tiled hearth. Radiator, wood effect flooring, uPVC double glazed window to front, door to Kitchen/Breakfast Room.

Kitchen / Breakfast Room 15'7 x 8'8 (4.75m x 2.64m)

Single drainer sink unit with cupboards below. Further range of drawers and base units with working surfaces over. Space for electric oven. Space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer. Radiator. Wall units. UPVC double glazed window to rear, stable door to rear garden.

First Floor Landing

Staircase with feature exposed brick wall, from Kitchen/Breakfast Room to First Floor Landing; with hatch to loft space, linen cupboard housing wall mounted gas boiler and slatted shelving.

Bedroom 1 13' x 8'8 (3.96m x 2.64m)

Radiator, uPVC double glazed window to rear overlooking the rear garden and enjoying far reaching views to the South Downs.

Bedroom 2 10'11 x 8'10 (3.33m x 2.69m)

Radiator. UPVC double glazed window to front.

Bathroom

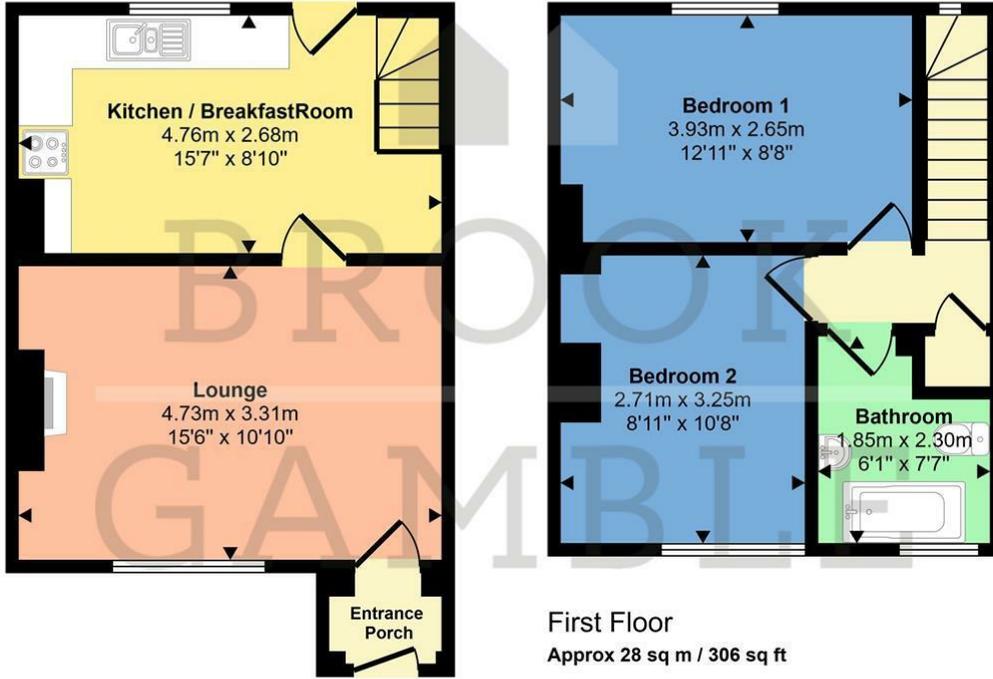
Bath with mixer taps and wall mounted shower unit. Pedestal wash basin, low flush WC, part tiling to walls, radiator, frosted uPVC double glazed window to front.

Outside

The rear garden measures approximately 50' in length and is laid mainly to lawn with flowerbeds and borders. The garden is enclosed by timber fencing and boasts a timber shed, brick built store cupboard and Garden Room / Office with power and light.

Floor Plan

Approx Gross Internal Area
59 sq m / 636 sq ft



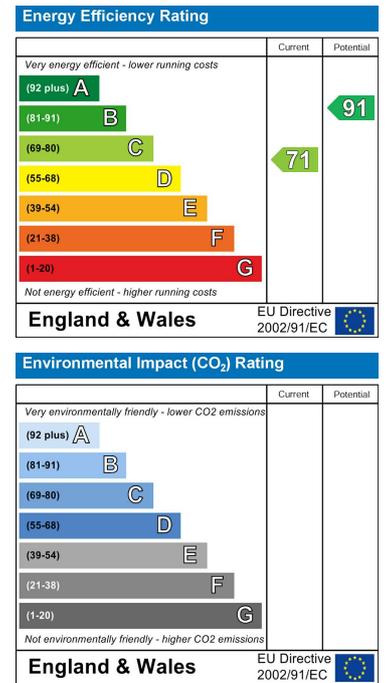
Ground Floor
Approx 31 sq m / 330 sq ft

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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