



HUNT FRAME
ESTATE AGENTS

39 Badlesmere Road, Eastbourne, BN22 8TW

£340,000

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BRIDGEMERE - A RE-CONFIGURED and IMPROVED SEMI-DETACHED FAMILY HOME, presented beautifully by the current owners and providing a LOVELY REFITTED KITCHEN/BREAKFAST ROOM, SITTING ROOM and CONSERVATORY with a GROUND FLOOR SHOWER ROOM and CONVERTED GARAGE which could be either a STUDY or BEDROOM. The first floor is just as impressive with THREE BEDROOMS and a FAMILY BATHROOM. Outside there is a LAWNED REAR GARDEN and PAVED OFF ROAD PARKING to the front.

Located conveniently for local schools, the town centre and other amenities, which include bus routes, near parks and and only a short distance from the seafront.



ENTRANCE HALL

UPVC double glazed entrance door with door into the hallway, replacement oak flooring, radiator, doors through to the kitchen, sitting room and inner hall.

LOUNGE

19'6 x 12'4 (5.94m x 3.76m)
Replacement oak flooring, central wood burner with wooden fireplace surround and cast iron insert and hearth, radiator, double glazed window to the rear aspect with view over the gardens and terrace, double glazed door giving access to and overlooking the conservatory.

CONSERVATORY

9'0 x 9'8 (2.74m x 2.95m)
UPVC construction with double glazed windows to the rear and side aspects with double opening doors giving access to the terrace and gardens.

REFITTED

KITCHEN/BREAKFAST ROOM

13'6 x 11'3 (4.11m x 3.43m)
Refitted by the current owners with an extensive range of contemporary floor standing and wall mounted units with wood block work surfaces, inset stainless steel 1 1/2 bowl sink unit with mixer tap, tiled flooring, radiator, matching tiled splashback, space for a freestanding oven, spacer for an upright fridge freezer, integral appliances, canopied extractor fan with lighting, UPVC double glazed window to the front elevation, radiator.

SHOWER ROOM

Comprising of a low-level WC , pedestal wash hand basin, fully tiled walls, ladder style radiator, access to a large walk-in shower cubicle with a sliding door to the front with shower unit being fully tiled with extractor fan.

STUDY/BEDROOM 4

8'6 x 7'5 (2.59m x 2.26m)
With double glazed window to the front elevation.

LANDING

First floor landing with loft access, doors to the bedrooms and bathroom.

BEDROOM 1

12'4 x 9'6 (3.76m x 2.90m)
Double glazed window to the rear

elevation, radiator, built-in wardrobes with cupboards above the bed area.

BEDROOM 2

12'7 max x 10'8 max (3.84m max x 3.25m max)
UPVC double glazed window to the front aspect, radiator, recess ideal for a small office area.

BEDROOM 3

9'7 x 9'4 (2.92m x 2.84m)
UPVC double glazed window to the rear aspect, radiator.

FAMILY BATHROOM

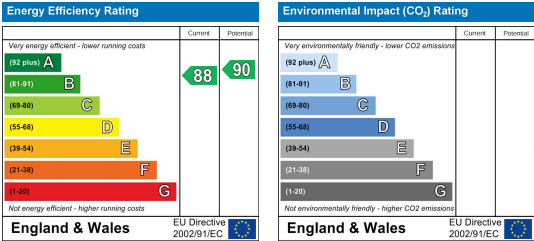
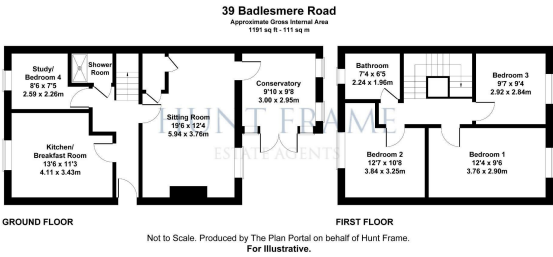
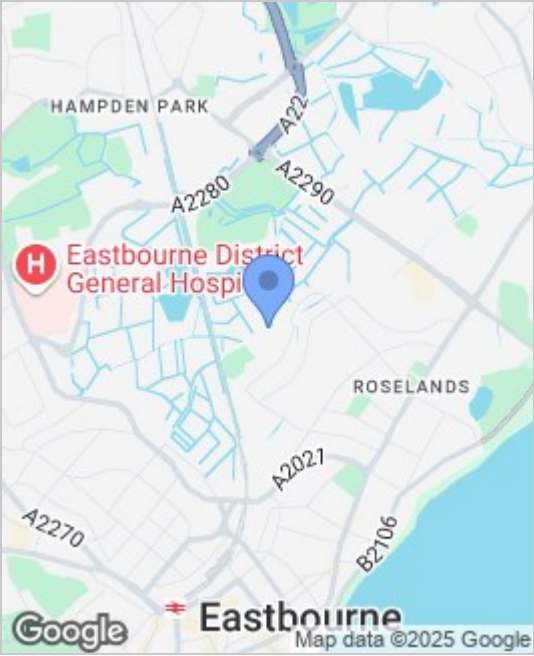
Comprising of a white suite with a panelled bath with handheld shower attachment, low-level WC and pedestal wash hand basin, radiator, UPVC double glazed patterned window to the front elevation.

REAR GARDEN

Having a paved terrace, accessed from the conservatory, remainder laid to lawn with fenced boundaries, hardstanding with a walled surround with large storage shed, side access to the main entrance.

FRONT GARDEN

Off-road parking for approximately two vehicle vehicles.



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