



# BROOK GAMBLE



**156 Bridgemere Road, Eastbourne, BN22 8TY**

**£340,000**

Brook Gamble are delighted to offer a three bedroom semi-detached house situated in the popular Bridgemere area of Eastbourne. With a spacious lounge and CONSERVATORY, kitchen with built-in appliances, three good sized bedrooms, warm air heating system and OFF ROAD PARKING for vehicles, the property is being offered CHAIN FREE.



Front door to:

**Entrance Hall**

uPVC double glazed window to side. Door to:

**Lounge 22'8" x 10'11" (6.91m x 3.33m)**



Stairs to first floor landing. uPVC double glazed window to front. Sliding patio doors to:

**Conservatory 16'7" x 9'10" (5.05m x 3.00m)**



Power and lighting. Ceiling fan. Tiled flooring. Sliding patio doors leading onto rear garden.

**Kitchen 10'11" x 8'4" (3.33m x 2.54m)**



Range of wall and base units with drawers. One and a half bowl sink unit with mixer tap inset into complementary work surface. Electric hob with extractor hood above. Fitted eye-level double oven. Fitted fridge freezer. Fitted washing machine. Fitted dishwasher. Waste disposal unit. Warm air heating boiler. Tiled splashback. Ceiling coving. Tiled floor. Window to conservatory.

Stairs, from lounge, to:

**First Floor Landing**

Hatch to loft, with pull-down ladder.

**Bedroom 1 12'2" x 10'9" (3.71m x 3.28m)**



uPVC double glazed window to front aspect.



**Bedroom 2 13'3" x 9'3" (4.04m x 2.82m)**



Two uPVC double glazed windows to front aspect.

**Bedroom 3 10'9" x 10'1" (3.28m x 3.07m)**



Storage cupboard. uPVC double glazed window to rear, overlooking rear garden.

**Bathroom**



Fitted with a cream suite comprising bath with mixer tap, wash hand basin and low level WC. Walk-in shower cubicle. Vanity unit. Wall mounted electric heater. Cupboard housing hot water cylinder.

Heated towel ladder. Tiled walls. Two uPVC double glazed windows to rear.

**Outside**

There are gardens to the front and rear of the property.

The front garden is laid partly to lawn. Driveway provides off road parking for two vehicles and leads to:

**Garage**



Up and over door.

**Rear Garden**



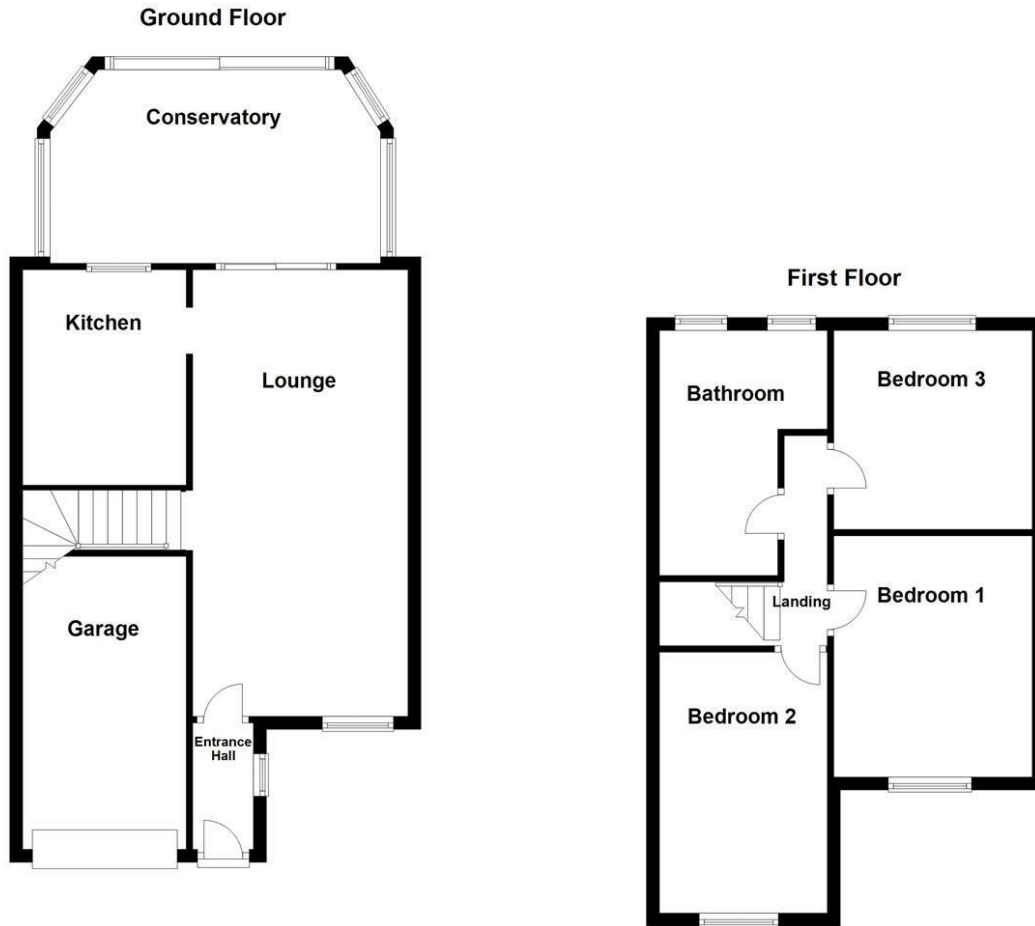
The delightful rear garden is laid to lawn and patio with flower beds to borders, containing an attractive variety of plants, shrubs and trees. Enclosed by timber fencing with gate for rear access and gate to side.

**Other Information**

Council Tax Band C

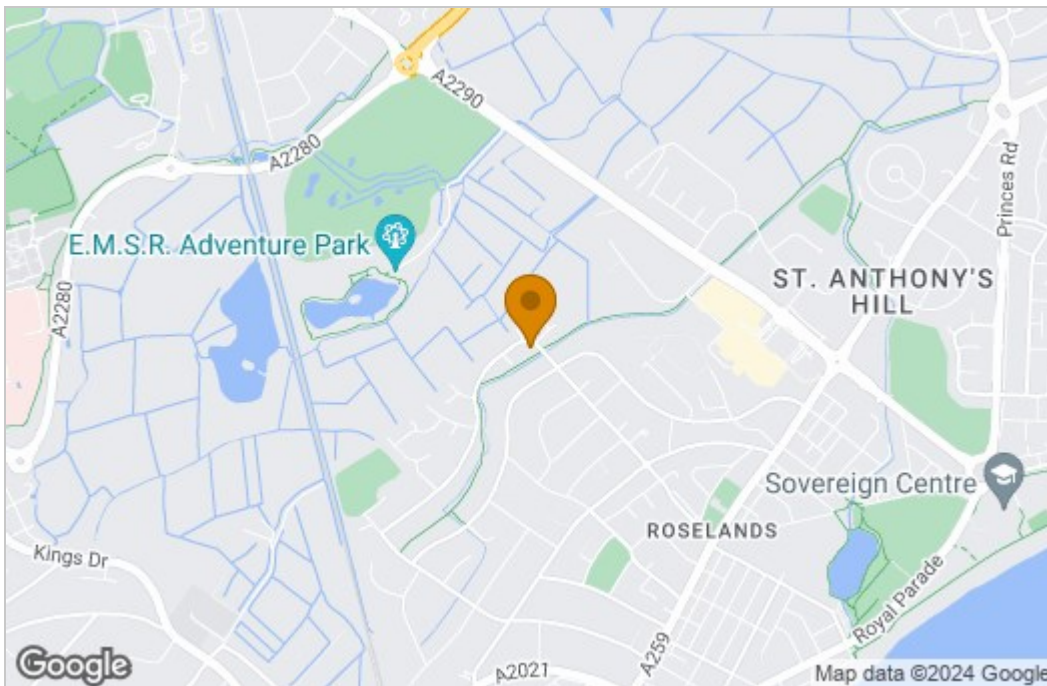


# Floor Plan

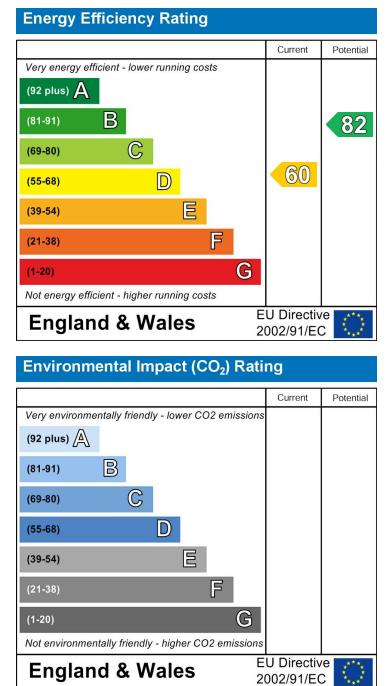


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.