



**Bridgemere Road, Eastbourne BN22 8TY**



**welcome to**

**Bridgemere Road, Eastbourne**

Fox & Sons are pleased to offer to the market this three bedroom semi-detached house located in the Bridgemere location. The property falls within easy reach of many local amenities to briefly include; schools, parks and bus routes. This has always been a favourable location for families.



### Entrance Porch

Door to the front aspect

### Lounge

22' 7" x 10' 10" ( 6.88m x 3.30m )

Double glazed window to the front aspect. Double glazed patio door to the rear aspect.

### Kitchen

8' 4" x 10' 1" ( 2.54m x 3.07m )

Fully fitted kitchen incorporating a range of wall and base units with work top overs. Integral fridge/freezer and washing machine. One and a half bowl sink and drainer unit. Double electric oven with electric hob. Window to the rear aspect.

### Timer Frame Conservatory

16' 8" x 9' 10" ( 5.08m x 3.00m )

Double glazed window to the rear and side aspect, Ceiling light and fan.

### First Floor Landing

Stairs leading from ground floor to first floor landing.

### Bedroom 1

12' 2" x 10' 1" ( 3.71m x 3.07m )

Double glazed window to the front aspect. Fully fitted wardrobes.

### Bedroom 2

10' 8" MAX x 10' 1" MAX ( 3.25m MAX x 3.07m MAX )

Double glazed window to the rear aspect. Warm air heating unit.

### Bedroom 3

13' 3" MAX x 9' 2" MAX ( 4.04m MAX x 2.79m MAX )

Double glazed window to the front aspect.

### Bathroom

Comprising a bath with mixer taps and a walk in shower cubicle with a over head shower attachment. Wash hand basin. Low level W.C. Heated towel rail. Airing cupboard.

### South Facing Rear Garden

A rear garden comprising a patio area adjoining the property leading to an area mostly laid to lawn with flower bed surround. Gate the rear of the garden. Outside tap.

### Garage

### Off Street Parking

Off street parking for up to two vehicles.



Total floor area 111.2 sq.m. (1,197 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Bridgemere Road, Eastbourne

- Semi-Detached House
- Three Bedrooms
- Garage and Off-Road Parking
- Open-Plan Living/Dining Room
- Popular Family Location

Tenure: Freehold EPC Rating: D

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN113738 - 0004

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