

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" ($6.88m \times 3.30m$) 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.



view this property online fox-and-sons.co.uk/Property/EBN113738



welcome to

Bridgemere Road, Eastbourne

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

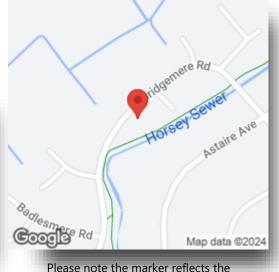
Tenure: Freehold EPC Rating: D

£340,000



view this property online fox-and-sons.co.uk/Property/EBN113738





Please note the marker reflects the postcode not the actual property



Property Ref: EBN113738 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01323 410911



 ${\it Eastbourne} @ fox-and-sons.co.uk \\$



19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD



fox-and-sons.co.uk