






01323 412200

TOWN PROPERTY

Freehold

 3/4 Bedroom  1/2 Reception  1 Bathroom

£355,000



## 37 Badlesmere Road, Eastbourne, BN22 8TW

**\*\*GUIDE PRICE £355,000 - £365,000\*\***

Situated within the popular Bridgemere area of Eastbourne, this well presented semi detached family home offers spacious and versatile accommodation throughout with gas warm air heating. The property features three first floor double bedrooms and a family bathroom, along with a converted garage providing a fourth bedroom or flexible additional reception space, ideal as a home office or playroom. The ground floor benefits from a WC, an extended fitted kitchen, full-width sitting/dining room and a bright conservatory overlooking the rear garden. Outside, there is a West-facing rear garden and a driveway to the front. Positioned towards the end of a quiet close, the property enjoys a peaceful setting within this highly regarded, family oriented area. Bridgemere is particularly sought after for its excellent school catchments and convenient access to local amenities, making this an ideal home for growing families.

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## Main Features

- Semi Detached House
- 3/4 Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge
- Conservatory
- Reception Room/Bedroom 4
- Bathroom/WC
- West Facing Rear Garden
- Driveway

### Entrance

Double glazed front door to-

### Hallway

Stairs to first floor.

### Ground Floor Reception/Bedroom

13'3 x 7'6 (4.04m x 2.29m)  
Double glazed window to front aspect.

### Ground Floor Cloakroom

Low level WC. Wash hand basin. Extractor fan.

### Kitchen

19'0 x 7'7 (5.79m x 2.31m)  
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double electric oven. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Double glazed windows to front and side aspect.

### Lounge/Dining Room

19'4 x 12'3 (5.89m x 3.73m)  
Fireplace. Double glazed patio doors to garden. Double glazed door to-

### Conservatory

10'3 x 8'11 (3.12m x 2.72m)  
UPVC and brick construction. Double glazed windows. Double glazed doors to garden.

### Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected).

### Bedroom 1

12'4 x 9'3 (3.76m x 2.82m)  
Double glazed window to rear aspect.

### Bedroom 2

10'8 x 9'3 (3.25m x 2.82m)  
Double glazed window to rear aspect.

### Bedroom 3

9'7 x 9'5 (2.92m x 2.87m)  
Double glazed window to front aspect.

### Bathroom/WC

Corner bath unit with shower over. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Double glazed window to front aspect.

### Outside

The West facing rear garden is part lawn, part patio and part slate chippings with fenced boundaries.  
The front garden is laid to lawn with a beautiful blossom tree.

### Parking

A driveway to the front of the property provides off road parking.

**COUNCIL TAX BAND = D**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.