



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



1 Reception



2 Bathroom

£325,000



42 Bridgemere Road, Eastbourne, BN22 8TU

*** GUIDE PRICE £325,000 - £335,000 ***

This well presented mid terraced four bedroom, two bathroom home has been significantly upgraded and carefully maintained by the current owner over many years. The accommodation is both versatile and spacious, featuring a driveway and lawned front garden, a large glazed entrance porch and a full width lounge/diner ideal for family living. Further benefits include a fitted kitchen, ground floor shower room, conservatory and a ground floor bedroom created from a garage conversion, offering flexible use as a guest room or home office. Upstairs, the property provides three further good sized bedrooms along with the family bathroom. Outside, the sizeable South Easterly facing rear garden enjoys excellent privacy, with neighbouring properties set well back, allowing for an abundance of natural light. The house also benefits from gas central heating and double glazing throughout, and is situated in the popular Bridgemere area, well regarded for school catchments and its close proximity to the seafront and town centre.

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Main Features

- Terraced House
- 4 Bedrooms
- Ground Floor Shower Room/WC
- Kitchen
- Lounge/Dining Room
- Conservatory
- Bathroom/WC
- South Easterly Facing Garden
- Driveway
- Double Glazing & Gas Central Heating Throughout

Entrance

Double glazed front door to-

Porch

Double glazed windows to front aspect. Door to-

Bedroom 4

10'5 x 7'3 (3.18m x 2.21m)

Radiator. Double glazed window to front aspect.

Hallway

Radiator. Stairs to first floor.

Ground Floor Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Extractor fan.

Kitchen

11'4 x 7'1 (3.45m x 2.16m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker. Space and plumbing for washing machine. Radiator. Double glazed window to front aspect.

Lounge/Dining Room

19'3 x 11'11 (5.87m x 3.63m)

Radiator. Understairs cupboard. Double glazed window to rear aspect. Double glazed door to-

Conservatory

8'10 x 8'7 (2.69m x 2.62m)

UPVC and brick construction. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected).

Bedroom 1

12'2 x 9'9 (3.71m x 2.97m)

Radiator. Double glazed window to rear aspect.

Bedroom 2

12'0 x 11'1 (3.66m x 3.38m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3

9'4 x 9'2 (2.84m x 2.79m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window.

Outside

The rear garden is laid to artificial lawn and patio. The garden has a shed and fenced boundaries.

Parking

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

Council Tax Band = C

EPC = C

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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.