

# HUNT FRAME

ESTATE AGENTS



**72 Bridgemere Road, Eastbourne, BN22 8TU**

**£325,000**



Located within the popular Bridgemere area of Eastbourne, close to local schools and bus routes, AN EXTENDED, THREE BEDROOM house presented in excellent decorative order. Comprising an extended Living/Dining room, ground floor cloakroom, modern kitchen and bathroom and three good sized bedrooms. Also benefitting from an INTEGRAL GARAGE, double glazing and gas central heating.



## ENTRANCE PORCH

Via double glazed front door. Wood effect laminate flooring. Door to:

## ENTRANCE HALL

Radiator. Wood effect laminate flooring. Stairs rising to first floor landing.

## GROUND FLOOR

### CLOAKROOM

Fitted in a modern white suite comprising low level WC. Wall mounted wash hand basin. Wall mounted gas fired boiler.

### KITCHEN

11'6 x 7'3 (3.51m x 2.21m)

Fitted in a range of eye and base level units and drawers with complementary work surface over. Inset stainless steel sink unit with single drainer and mixer tap. Tiled splashbacks. Built-in oven and four ring gas hob with extractor hood above. Space and plumbing for washing machine and dish washer. Space for upright fridge freezer. Tiled floor. Double glazed window to front.

### LOUNGE

19'4 x 20'2 (5.89m x 6.15m)

Wood effect laminate flooring. Two radiators. Television point. Recessed spot lighting. Door to understair storage cupboard. Double glazed window and double glazed patio doors to rear garden.

### FIRST FLOOR LANDING

Access to loft space. Built-in cupboard.

### BEDROOM ONE

12'5 x 11'8 (3.78m x 3.56m)

Radiator. Range of fitted bedroom furniture to one wall. Double glazed window to front. Television point. Fitted dresser unit with cupboards below.

### BEDROOM TWO

12'1 x 9'11 (3.68m x 3.02m)

Fitted wardrobe. Dresser unit with drawers. Radiator. Double glazed window to rear.

### BEDROOM THREE

9'2 x 8'10 (2.79m x 2.69m)

Radiator. Double glazed window to rear.

### BATHROOM

In a white suite comprising panelled bath with mixer tap and shower attachment.

Vanity wash hand basin with cupboards below. Low level WC. Tiled walls and floor. Recessed spot lighting. Double glazed window to front.

### OFF ROAD PARKING

For 2/3 vehicles. Leading to:

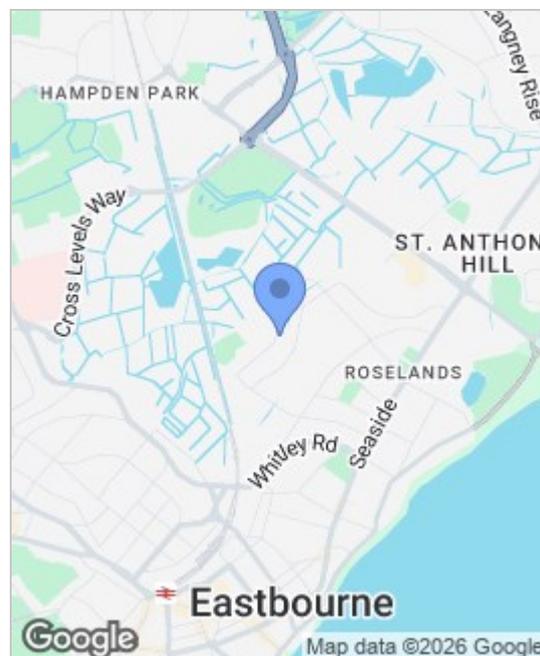
### GARAGE

With up and over door, power and light.

### REAR GARDEN

Laid as composite decking with further area of lawn. Garden shed. Gated rear access.

COUNCIL TAX BAND: C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs							
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions				
(81-91) B			(92 plus) A				
(69-80) C			(81-91) B				
(55-68) D			(69-80) C				
(39-54) E			(55-68) D				
(21-38) F			(39-54) E				
(1-20) G			(21-38) F				
Not energy efficient - higher running costs							
Not environmentally friendly - higher CO <sub>2</sub> emissions							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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