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est. 1978
Taylor Engley









105 Bridgemere Road, Eastbourne, East Sussex, BN22 8TY
Asking Price £265,000 Freehold

Situated within the popular Bridgemere area of Eastbourne, this two bedroom semi-detached house offers well-proportioned accommodation, benefiting from gas-fired central heating and double glazing. Features include a living room with access to a conservatory, off-road hardstanding space and an adjacent garage forming part of a block. The property is offered to the market chain free, and an internal viewing is highly recommended. EPC=C.



Bridgemere Road is situated within the popular residential area of Bridgemere, Eastbourne, an established neighbourhood offering convenient access to a range of local amenities and everyday facilities. The area benefits from a generally level setting, making it particularly convenient for walking and cycling. Regular bus services operate from nearby stops, providing connections to Eastbourne town centre, Sovereign Harbour and surrounding areas. Eastbourne town centre, with its comprehensive range of shops, restaurants, leisure facilities and mainline railway station, is approximately 2 miles distant.

*** POPULAR BRIDGEMERE AREA * LIVING ROOM * CONSERVATORY * KITCHEN * TWO BEDROOMS * BATHROOM * GARAGE & HARDSTANDING SPACE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***





The accommodation
Comprises:

Door opening to:

Porch
Fitted shelved cupboard for shoes, electric meter cupboard, door to:

Hall
Built-in storage cupboard, tiled floor radiator.

Living Room
14'8 max x 12'5 max (4.47m max x 3.78m max)
(maximum measurements include depth of staircase)
Radiator door opening to:

Conservatory
14' x 9'7 (4.27m x 2.92m)
Light and power, radiator, doors opening to rear garden.

Kitchen
9'5 max x 8'8 max (2.87m max x 2.64m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset sink unit, under-counter electric oven, gas hob with extractor fan over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge/freezer, tiled floor, downlighters, built-in cupboard housing Baxi gas fired boiler.

Stairs rising from living room to:

First Floor Landing
Loft hatch to roof space.

Bedroom 1
12'9 x 9' (3.89m x 2.74m)
(12'9 to cupboard front)
built-in wardrobe cupboards, radiator, outlook to rear.

Bedroom 2
8'9 x 8'2 (2.67m x 2.49m)
Built-in cupboard, radiator, outlook to front.

Bathroom
Bath with shower over, shower screen, wash hand basin set into cabinet, low level wc, tiled walls, tiled floor, downlighters, chrome effect heated towel rail, window to front.

Front Garden
Having lawned area and block paved path.

Rear Garden
Spacious decking area, lawned area, some established shrubs, storage shed to side of the property, gate to side.

Car Hardstanding Space
Situated adjacent to the property

Garage
(unable to inspect at the time of instructions)
Situated adjacent to the property and forming part of a block.

COUNCIL TAX BAND:
Council Tax Band -'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

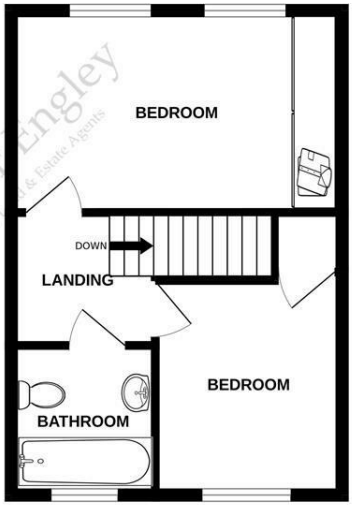




GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.

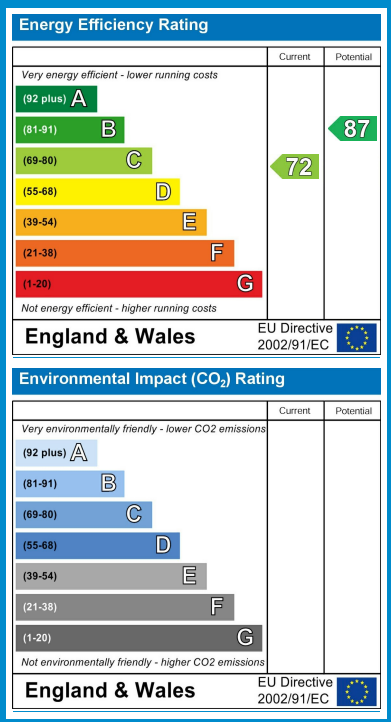


1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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