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Taylor Engley

<u>111 Bridgemere Road, Bridgemere, Eastbourne, East Sussex, BN22 8TY</u>
<u>Guide Price £229,950 Freehold</u>

UNEXPECTEDLY RE-AVAILABLE DUE TO A CHAIN BREAK this TWO BEDROOMED SEMI-DETACHED HOME, in this favoured Bridgemere location with lawned westerly gardens and a garage is being sold chain free. Although requiring some modernisation/refurbishment, this property does offer gas fired central heating, sealed unit double glazing, spacious lawned gardens to rear with a westerly aspect and a garage in a nearby block. EPC=C.

The property occupies a level location in the popular Bridgemere area of Eastbourne. Bus services pass directly by the property and Eastbourne's recently re-developed town centre and mainline railway station are approximately one and a half mile distant. Eastbourne has an elegant promenade where coastal walks can be enjoyed and the South Downs National Park is situated to the west side of the town.

*** ENTRANCE HALL * SPACIOUS LIVING ROOM * CONSERVATORY * KITCHEN * TWO FIRST DOUBLE FLOOR BEDROOMS * BATHROOM/WC * LAWNED GARDENS TO FRONT AND REAR - THE REAR WITH A WESTERLY ASPECT * GARAGE IN NEARBY BLOCK * VACANT POSSESSION OFFERED ***

The accommodation
Comprises:

Double glazed front door opening to:

Entrance Hall
Radiator.

Living Room
14'8 x 12'5 (4.47m x 3.78m)
Upvc windows to rearm French doors providing access to conservatory, laminate beech flooring, radiator, serving hatch to kitchen.

Conservatory
13'5 x 11'5 (4.09m x 3.48m)
With upvc windows to sides and rear being part brick construction with polycarbonate roof with access doors to rear garden. radiator.

Kitchen
9'4 x 8'9 (2.84m x 2.67m)
Comprehensive range matching eye and base level units with complimentary rolled edge moulded edge work top surfaces, inset single drainer stainless steel sink unit, space and plumbing for washing machine, space for slot-in for electric cooker, wall mounted Glow Worm combination boiler for the provision of gas fired central heating and domestic hot water, upvc window to front.

Stairs from hall rising to:

First Floor Landing
Radiator, hatch to insulated loft.

Bedroom 1
14'9 x 9'1 (4.50m x 2.77m)
Upvc window to rear with far reaching downland views, radiator.

Bedroom 2
8'9 x 8'2 (2.67m x 2.49m)
Upvc windows to front, radiator, built-in single wardrobe.

Bathroom
6'2 x 5'6 (1.88m x 1.68m)
Coloured suite comprising bath with Mira Jump electric shower unit over, vanity wash hand basin with mixer tap, low level wx, obscure upvc window to front, heated towel rail, part tiled walls.

Outside

Front Garden
Principally laid to lawn with pathway to front door

Rear Garden
Being a particular feature of the property with spacious lawned gardens with a south westerly aspect with close board fencing to sides and rear.

Garage
In nearby block.

Front Garden
Principally laid to lawn with pathway to front door.

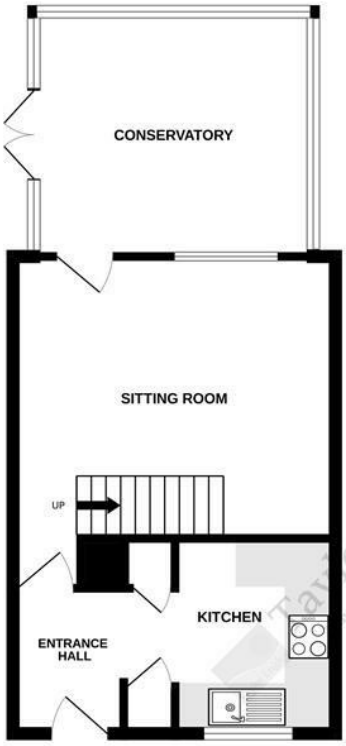
COUNCIL TAX BAND:
Council Tax Band - 'B' - Eastbourne Borough Council.

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

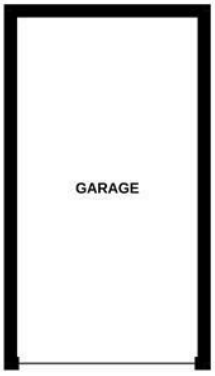
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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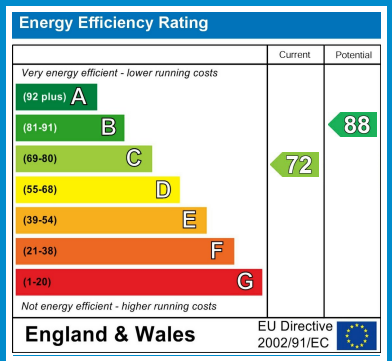

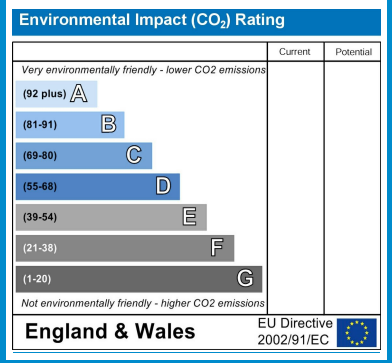

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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