



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£325,000



## 124 Bridgemere Road, Eastbourne, BN22 8TY

This spacious three double bedroom extended home offers generous living accommodation and excellent practicality for modern family life. The property benefits from a private driveway leading to an integral garage, providing convenient off street parking and additional storage. Inside, the extended layout creates a bright and versatile living space, with well proportioned rooms that are ideal for both everyday living and entertaining. To the rear, the property enjoys a private south easterly facing lawned garden, perfect for relaxing outdoors or enjoying the morning and afternoon sun. Ideally located in the ever popular Bridgemere area, the home is perfectly positioned for highly regarded local schools, everyday amenities and easy access to the Town Centre, Seafront and Eastbourne Harbour, making it a superb choice for families and commuters alike.

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## Main Features

- Terraced House
- 3 Bedrooms
- Kitchen
- Lounge
- Dining Room
- Bathroom/WC
- South Easterly Facing Rear Garden
- Driveway
- Integral Garage

### Entrance

Double glazed front door to-

### Hallway

Radiator. Door to integral garage.

### Kitchen

10'3 x 7'2 (3.12m x 2.18m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker with extractor above. Space for upright fridge freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Double glazed window to front aspect.

### Lounge

18'8 x 12'3 (5.69m x 3.73m)

Radiator. Understairs storage cupboard. Opening to-

### Dining Room

17'2 x 8'7 (5.23m x 2.62m)

Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

### Stairs from Ground to First Floor Landing

Airing cupboard. Loft access (not inspected).

### Bedroom 1

12'0 x 8'11 (3.66m x 2.72m)

Radiator. Double glazed window to rear aspect.

### Bedroom 2

10'6 x 9'3 (3.20m x 2.82m)

Radiator. Double glazed window to front aspect.

### Bedroom 3

9'3 x 9'0 (2.82m x 2.74m)

Radiator. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with shower screen and shower over. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Frosted double glazed window.

### Outside

The rear garden has fenced boundaries and is mainly laid to lawn with an area of patio adjoining the house.

### Integral Garage

15'4 x 7'6 (4.67m x 2.29m)

Electric roller door. Light and power.

### Parking

A driveway in front of the garage provides off road parking.

**COUNCIL TAX BAND = C**