



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

## £330,000



### 39 Badlesmere Road, Eastbourne, BN22 8TW

Chain free semi-detached family home in Bridgemere. With a brick laid driveway for two/three vehicles and an electric car charging point to the front, the garage has been converted to create a versatile fourth bedroom/office/play room. A modern fitted kitchen breakfast room and a full width lounge diner to the rear, opening into a conservatory and onto a nice sized Westerly lawned garden. The ground floor is complete with a shower room/WC, and upstairs offers three generously proportioned bedrooms and a family bathroom. Further benefits include owned solar panels, double glazing and an air sourced heat system.



[www.town-property.com](http://www.town-property.com)



[info@town-property.com](mailto:info@town-property.com)

39 Badlesmere Road,  
Eastbourne, BN22 8TW

£330,000

Main Features

- Semi Detached House
- Three/Four Bedrooms
- Lounge
- Kitchen
- Double Glazed Conservatory
- Bedroom 4/Office
- Ground Floor Shower Room/WC & Bathroom/WC
- Lawn and Patio Rear Garden
- Driveway for Multiple Vehicles

**Entrance**  
Double glazed door to-

**Hallway**  
Radiator. Stairs to first floor.

**Lounge**  
19'2 x 12'3 (5.84m x 3.73m )  
Radiator. Two understairs cupboards. Double glazed window to rear aspect. Double glazed door to conservatory.

**Kitchen**  
13'10 x 11'5 (4.22m x 3.48m)  
Fitted range of wall and base units, block wooden worktops with inset bowl and a half sink unit and mixer tap. Electric cooker with extractor above. Integrated dishwasher and washing machine. Radiator. Tiled flooring. Double glazed window to front aspect.

**Double Glazed Conservatory**  
9'10 x 9'0 (3.00m x 2.74m)  
Part brick part uPVC construction. Double glazed windows and double glazed door to garden.

**Ground Floor Shower Room/WC**  
Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

**Bedroom 4/Office**  
8'6 x 7'6 (2.59m x 2.29m)  
Carpet. Radiator. Double glazed window to front aspect.

**Stairs from Ground to First Floor Landing**  
Access to loft (not inspected).

**Bedroom 1**  
12'5 x 9'5 (3.78m x 2.87m)  
Radiator. Carpet. Fitted wardrobes. Double glazed window to rear aspect.

**Bedroom 2**  
12'8 x 10'10 (3.86m x 3.30m)  
Radiator. Carpet. Double glazed window to front aspect.

**Bedroom 3**  
9'8 x 9'4 (2.95m x 2.84m)  
Carpet. Radiator. Double glazed window to rear aspect.

**Bathroom/WC**  
Panelled bath with shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Frosted double glazed window.

**Outside**  
The garden is mainly laid to lawn with an area of patio adjoining the house and fenced boundaries. Shed. Gated side access.

**AGENTS NOTE:**  
We have been advised the property is being redecorated and having new flooring at the beginning of September.

**EPC = B**

**COUNCIL TAX BAND = D**

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.