TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1/2 Reception | 1 Bathroom

£315,000









19 Badlesmere Road, Eastbourne, BN22 8TL

Located in the heart of Bridgemere, this end terraced house has three bedrooms and spacious open plan living accommodation. In addition to the sitting/dining room, there is an adjoining conservatory,a fitted kitchen and a bathroom/wc. Benefits include a cloakroom and a lawned and patio rear garden with a garage included that is located in a nearby block. Nearby schools and local shops are easily accessible whilst the seafront and town centre are approximately one mile distant respectively.

Freehold

19 Badlesmere Road, Eastbourne, BN22 8TL

£315,000

Main Features

- End of Terrace House
- 3 Bedrooms
- Cloakroom
- Open Plan Sitting/Dining Room
- Kitchen
- Double Glazed Conservatory
- Bathroom/WC
- Lawned Front & Rear Gardens
- Garage in Nearby Block
- Double Glazing & Gas Central Heating Throughout

Entrance
Frosted double glazed door to-

Entrance Porch
Radiator. Wood laminate flooring.

Cloakroom
Low level WC. Wall mounted wash hand basin with mixer tap. Frosted double glazed window.

Open Plan Sitting Area
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Dining Area
10'2 x 8'10 (3.10m x 2.69m)
Radiator. Wood laminate flooring. Double glazed patio door.

Kitchen
9'8 x 8'0 (2.95m x 2.44m)
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls with cupboards and drawers under. Space for gas cooker and fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units and extractor. Large store cupboard. New wall mounted boiler. Tiled flooring. Double glazed window to rear aspect. Double glazed door to-

Double Glazed Conservatory
14'5 x 6'8 (4.39m x 2.03m)
Double glazed windows. Tiled flooring. Double glazed double doors to rear aspect.

Stairs from Ground to First Floor Landing
Linen cupboard. Access to loft with ladder (not inspected).

Bedroom 1
12'5 x 9'10 (3.78m x 3.00m)
Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to rear aspect.

Bedroom 2
11'4 x 8'10 (3.45m x 2.69m)
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Bedroom 3
8'5 x 8'3 (2.57m x 2.51m)
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Frosted double glazed window.

Outside
There are lawned and rear gardens with the rear also have patio area's and a lockable shed and gated side access.

Parking
There is a garage in a nearby block.

Garage in Nearby Block

EPC = C

COUNCIL TAX BAND = C

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.