



131 Bridgemere Road, Eastbourne, BN22 8TY

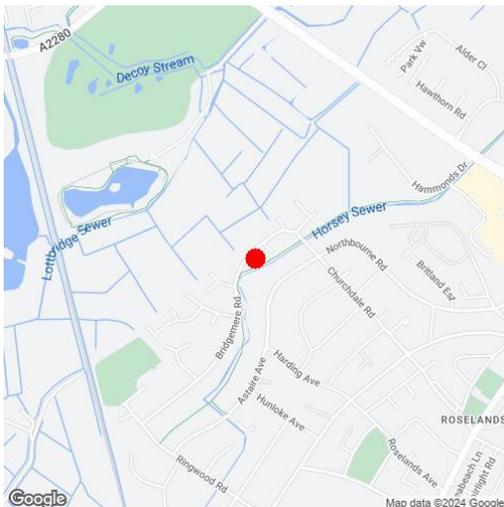
Offers in Excess of £350,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A deceptively spacious and well presented three/four bedroom semi-detached house set within pleasant lawned gardens enjoying a delightful open aspect towards the South Downs. The accommodation comprises a 23' through living room with doors opening onto a generous conservatory which in turn opens onto the rear garden. The re-fitted kitchen has a comprehensive range of wall and base units with integrated oven and hob set within contoured work surfaces, whilst the garage has been converted to provide a second sitting room or fourth bedroom. The three first floor bedrooms are all considered to be double rooms and are served by a modern bathroom with separate wc. Other benefits include gas warm air central heating, sealed unit double glazing and off-road parking. Located in the popular Bridgemere area, schools catering for most age groups are in the vicinity, whilst Eastbourne town centre and railway station are approximately 1.5 miles distant.





### At a Glance:

- Pleasant open aspect with views towards the South Downs
- Three/four bedrooms
- 23' living room and second reception room/fourth bedroom
- Re-fitted kitchen
- Modern bathroom and separate wc
- Off-road parking
- Gas warm air central heating
- Sealed unit double glazing
- Well presented throughout

### Accommodation:

#### DDOR TO:-

#### ENTRANCE VESTIBULE

**SITTING/DINING ROOM**  
23'4" (7.11m) x 10'8" (3.25m)

**FITTED KITCHEN**  
10'4" (3.15m) x 8'3" (2.51m)

**DOUBLE GLAZED  
CONSERVATORY**  
16'5" (5m) x 8'8" (2.64m)

**FAMILY ROOM/BEDROOM 4**  
16'5" (5m) x 8'3" (2.51m)

#### FIRST FLOOR LANDING

**BEDROOM 1**  
10'4" (3.15m) x 10'11" (3.33m)

**BEDROOM 2**  
10'3" (3.12m) x 10'0" (3.05m)

**BEDROOM 3**  
13'3" (4.04m) x 8'7" (2.62m)

#### BATHROOM

#### SEPARATE WC

#### OUTSIDE:

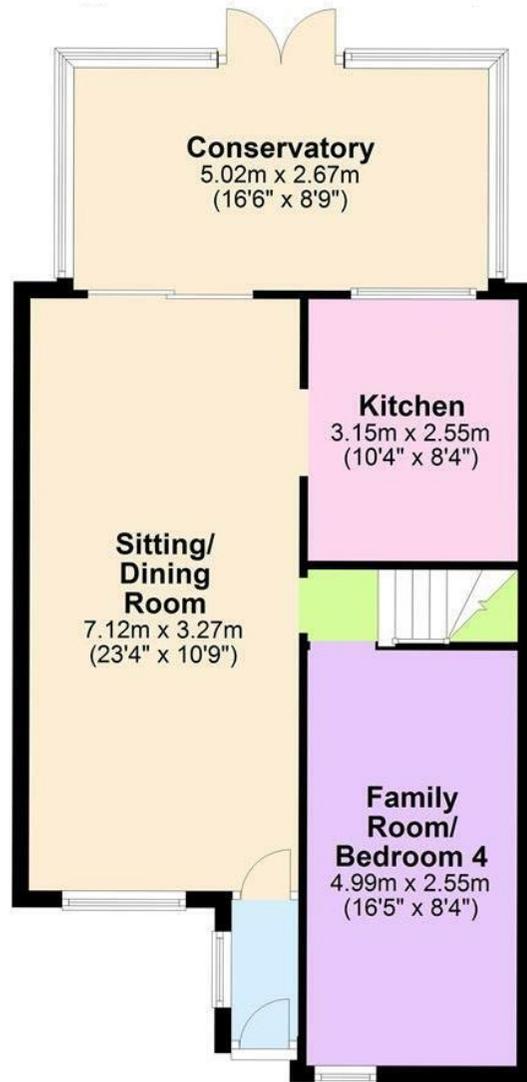
#### DRIVEWAY PARKING

**COUNCIL TAX:**  
Band "C"

**EPC:**  
"D"



## Ground Floor



## First Floor



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)