



55 Bridgemere Road, Eastbourne, BN22 8TF

Price £350,000 | Freehold

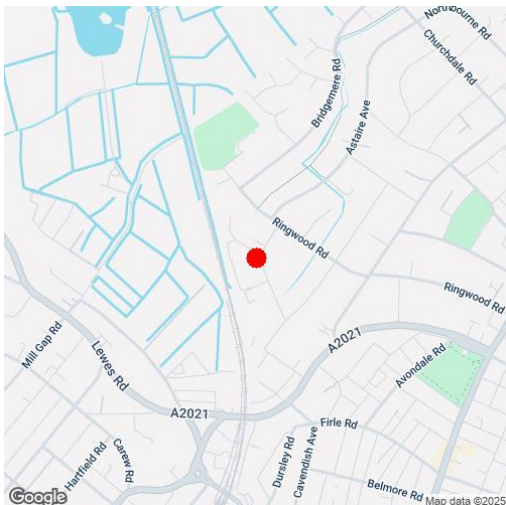
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A deceptively spacious three bedroom house constructed within the last 20 years enjoying a favoured location in the Bridgemere area of Eastbourne. The house is situated at the end of a small terrace of similar properties and affords particularly well proportioned accommodation, presented for sale in excellent decorative condition. The front door opens into a particularly generous reception hall with cloakroom/wc, a sitting room and a 16' x 9' kitchen/dining room, with a defined dining area. The kitchen area has a comprehensive range of high gloss wall and base units beneath contoured work surface with an integrated oven, hob and fridge/freezer, with space and plumbing for a washing machine and slimline dishwasher. The particularly bright living room has patio doors opening onto the rear garden that extends to approximately 50' with recently laid paved patio and area of lawn. All three bedrooms are of generous proportions, two have fitted wardrobes and the principal bedroom has an en-suite shower room. Other benefits include driveway parking at the front, gas central heating and sealed unit double glazing. The area is particularly popular with families with schools catering for most age groups in the vicinity. Local shopping facilities and a variety of supermarkets are also within easy reach, whilst Eastbourne town centre is approximately 1.5 miles away.







### At a Glance:

- Deceptively spacious modern house constructed within the last 20 years
- Favoured Bridgemere location
- 16' kitchen/dining room
- Ground floor cloakroom/wc
- Three generous bedrooms
- Two bath/shower rooms (one en-suite)
- 50' rear garden
- Off-road parking
- Gas central heating
- Sealed unit double glazing

### Accommodation:

**SPACIOUS RECEPTION HALL**

**CLOAKROOM/WC**

**SITTING ROOM**  
17'9" (5.41m) x 12'3" (3.73m)

**KITCHEN/DINING ROOM**  
16'2" (4.93m) Max x 9'11" (3.02m) Max

**LANDING**

**PRINCIPAL BEDROOM**  
13'4" (4.06m) x 9'8" (2.95m) Plus door recess

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**  
11'5" (3.48m) x 10'6" (3.2m)

**BEDROOM 3**  
9'8" (2.95m) Into Recess x 7'8" (2.34m)

**FAMILY BATHROOM**

**OUTSIDE**

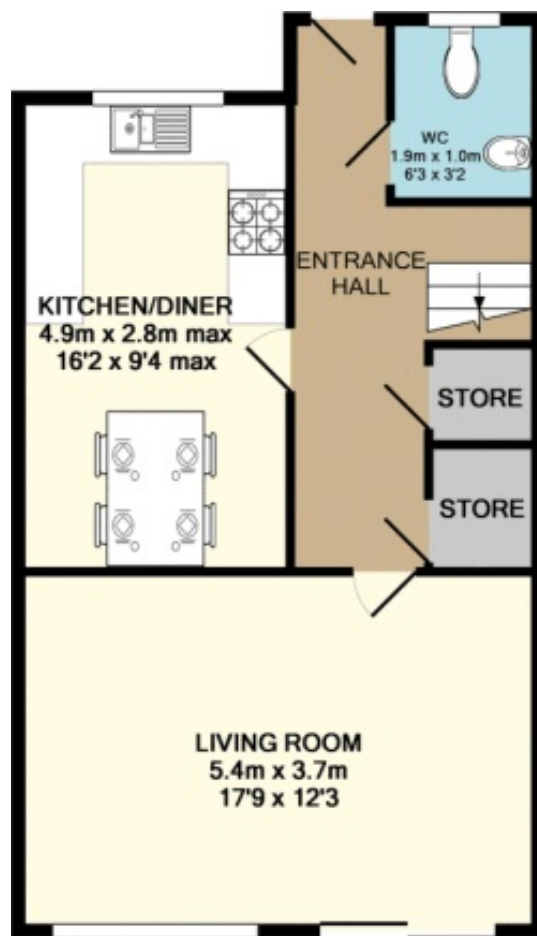
**GARDENS FRONT AND REAR**

**OFF-ROAD PARKING**

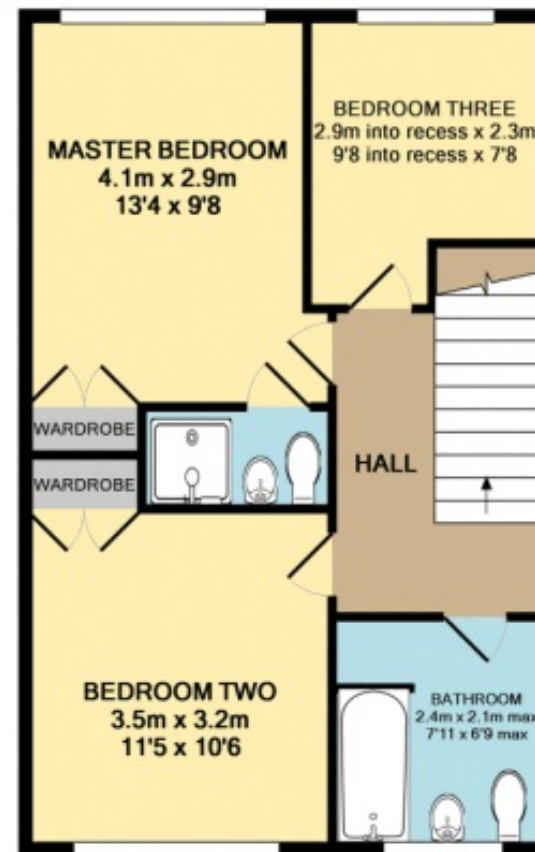
**EPC**  
Band "C"

**COUNCIL TAX**  
Band "C"





GROUND FLOOR  
APPROX. FLOOR  
AREA 48.9 SQ.M.  
(527 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 46.8 SQ.M.  
(504 SQ.FT.)

BN22 8TF BRIDGEMERE ROAD  
TOTAL APPROX. FLOOR AREA 95.7 SQ.M. (1030 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**LS Leaper Stanbrook**

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

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

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

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