



# TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



2 Bathroom

## £299,950



## 172 Latimer Road, Eastbourne, BN22 7JD

This charming Period 'Villa style' terraced house is notable for its covered front porch and has two double bedrooms and both a ground floor shower room/wc and a first floor bathroom/wc. In good decorative order throughout, there is a sizeable kitchen/dining room and a small rear patio garden accessed via the rear lobby. Double glazing and gas fired central heating and radiators extend throughout. The picturesque seafront, Princes Park and local shops are all close by and the town centre amenities and mainline railway station is approximately one mile distant.

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Main Features

- Terraced House
- 2 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Ground Floor Shower Room/WC
- Rear Lobby
- Bathroom/WC
- Garden
- Covered Front Porch

Entrance

Covered entrance porch. Frosted double glazed door to-

Entrance Hallway

Radiator. Engineered oak flooring.

Sitting Room

12'6 x 10'8 (3.81m x 3.25m)  
Radiator. Fireplace with surround and mantel above with inset gas fire. Engineered oak flooring. Double glazed window to front aspect.

Kitchen/Dining Room

16'1 x 10'5 (4.90m x 3.18m)  
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for gas cooker. Integrated fridge and freezer. Range of wall mounted units. Wall mounted gas boiler. Large understairs store cupboard. Radiator. Part engineered oak flooring. Double glazed window to rear aspect. Bi-fold door to rear lobby.

Rear Lobby

Door to cupboard housing space and plumbing for washing machine. Door from lobby to rear garden.

Ground Floor Shower Room/WC

Fully tiled shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

Bedroom 1

12'3 x 10'10 (3.73m x 3.30m)  
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2

10'6 x 10'6 (3.20m x 3.20m)  
Radiator. Airing cupboard. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Panelled walls. Frosted double glazed window.

Outside

There is an attractive walled front garden and a small patio to the rear with borders, shrubs and apple tree and timber cottage with power and light.

Council Tax Band = B

EPC = C