TOWN FLATS

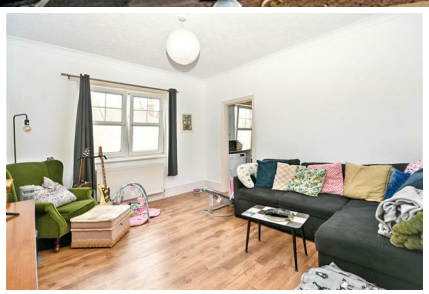
01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£180,000









Flat 2, 88 Latimer Road, Eastbourne, BN22 7DW

*** Guide price £180,000-£190,000 *** A 2 bedroom first floor apartment enviably situated directly off Eastbourne's seafront. Located in the Redoubt the apartment benefits from private entrance door, lounge/dining room, fitted kitchen, incredibly spacious bath & shower room/WC with separate shower cubicle, double aspect master bedroom and further second bedroom. Further benefits include double glazing, gas central heating and a lease in excess of 100 years. Local shops, cafes and the stunning Princes Park are all within walking distance. An internal inspection comes very highly recommended.

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Leasehold

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£180,000

Main Features

- Spacious Apartment In The Popular Redoubt Area Directly Off Eastbourne Seafront
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Spacious Bath & Shower Room/WC
- Double Glazing & Gas Central heating
- Private Entrance Door
- Lease In Excess Of 100 Years
- Walking Distance To Local Shops, Cafés & Princes Park

Entrance
Private entrance door to –

Entrance Lobby
Wood effect flooring. Stairs to first floor landing.

Hallway
Wood effect flooring. Loft access (not inspected).

Lounge
12'10 x 11'9 (3.91m x 3.58m)
Radiator. Coved ceiling. Wood effect flooring. 2 double glazed windows.

Fitted Kitchen
9'1 x 6'11 (2.77m x 2.11m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine and tumble dryer. Space for upright fridge/freezer. Wall mounted gas boiler. Tiled floor. Coved ceiling. Radiator. Double glazed window to side aspect.

Double Aspect Bedroom 1
13'1 x 12'0 (3.99m x 3.66m)
Radiator. Wood effect flooring. Double glazed window.

Bedroom 2
9'5 x 5'1 (2.87m x 1.55m)
Radiator. Wood effect flooring. Loft access (not inspected). Double glazed window.

Spacious Bath & Shower Room/WC
White suite comprising panelled corner bath. Shower cubicle. Low level WC. Pedestal wash hand basin. Coved ceiling. Tiled floor and walls. Frosted double glazed window.

EPC = D

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: 50% of costs as & when required. Plus approximately £50 per annum for building insurance
Lease: 125 years from 2014. We have been advised of the lease term, we have not seen the lease

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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.