TOWN PROPERTY

01323 412200

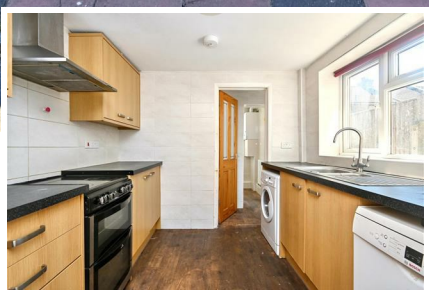
Freehold

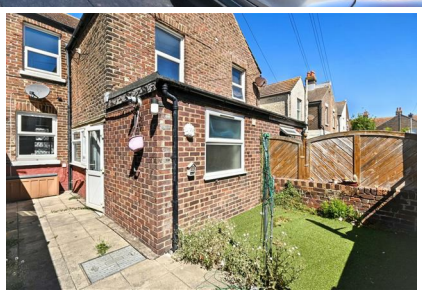
3 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£250,000 - £260,000









188 Latimer Road, Eastbourne, BN22 7JD

*** GUIDE PRICE £250,000 - £260,000 ***
A charming period terraced house situated in the sought after Redoubt area, ideally positioned adjacent to Eastbourne's award winning seafront and a wide range of local amenities. This spacious property offers three well proportioned double bedrooms on the first floor, along with two reception rooms that have been thoughtfully opened up to create a bright and airy dual aspect living and dining space. The home also benefits from a fitted kitchen, as well as a ground floor bathroom. Outside, the property features a low maintenance courtyard style rear garden and an attractive walled front garden. Offered to the market chain free, the house presents an excellent opportunity for buyers looking to add their own stamp, as it would benefit from some modernisation. With generous room sizes and a prime location, this home has fantastic potential to become a wonderful coastal residence.

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Freehold

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Main Features

- Period Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Ground Floor Bathroom/WC
- Courtyard Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Transport Links & The Seafront
- CHAIN FREE

Entrance
Double glazed front door to-

Entrance Hallway
Inner door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboard.

Lounge
11'2 x 11'1 (3.40m x 3.38m)
Radiator. Double glazed window to front aspect.

Dining Room
10'6 x 9'2 (3.20m x 2.79m)
Radiator. Double glazed window to rear aspect.

Kitchen
9'3 x 8'5 (2.82m x 2.57m)
Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Space for cooker with extractor above. Double glazed window to side aspect.

Ground Floor Bathroom/WC
Panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Wall mounted boiler.

Stairs from Ground to First Floor Landing

Bedroom 1
15'1 x 11'1 (4.60m x 3.38m)
Two radiators. Two double glazed windows to front aspect.

Bedroom 2
10'7 x 9'3 (3.23m x 2.82m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
9'7 x 8'5 (2.92m x 2.57m)
Radiator. Built in wardrobe. Loft access (not inspected). Double glazed window to rear aspect.

Outside
There is a courtyard style garden to the rear laid to patio and artificial lawn with a gate for rear access.

COUNCIL TAX BAND = C

EPC = 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.