



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£250,000 - £260,000**



## 220 Latimer Road, Eastbourne, BN22 7JF

\*\*\* GUIDE PRICE £250,000 to £260,000 \*\*\*

A spacious two bedroom terraced house. Enviably situated off Eastbourne's Seafront and within comfortable walking distance of local shops. Located in the popular Redoubt area of Eastbourne the house benefits from two good size reception rooms and a spacious kitchen with door leading to the rear courtyard garden which is laid to patio. The first floor has a spacious family bathroom, two double bedrooms, separate cloakroom. An internal inspection comes very highly recommended. CHAIN FREE

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<b>Main Features</b>	<b>Entrance</b> Double glazed front door to -
<ul style="list-style-type: none"><li>• Spacious Terraced House Located In The Redoubt Area</li></ul>	<b>Hallway</b> Radiator. Fuse board in cupboard.
<ul style="list-style-type: none"><li>• 2 Bedrooms</li></ul>	<b>Bay Windowed Through Lounge/Dining Room</b> 12'2 x 11'0 (3.71m x 3.35m ) Radiator. Understairs cupboard. Carpet. Double glazed door to rear garden.
<ul style="list-style-type: none"><li>• Through Bay Windowed Lounge/Dining Room</li></ul>	
<ul style="list-style-type: none"><li>• Fitted Kitchen</li></ul>	<b>Bay Windowed Dining Area</b> 17'7 x 13'3 (5.36m x 4.04m ) Radiator. Carpet. Double glazed bay window to front aspect.
<ul style="list-style-type: none"><li>• Bathroom</li></ul>	
<ul style="list-style-type: none"><li>• Separate Cloakroom</li></ul>	<b>Fitted Kitchen</b> 11'2 x 9'7 (3.40m x 2.92m ) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and oven under. Extractor cooker hood. Space for fridge/freezer. Plumbing and space for washing machine or dishwasher. Cupboard housing gas boiler. Vinyl flooring. Double glazed window to side aspect. Double glazed door to rear garden.
<ul style="list-style-type: none"><li>• Double Glazing</li></ul>	
<ul style="list-style-type: none"><li>• Gas Central Heating</li></ul>	
<ul style="list-style-type: none"><li>• Courtyard Garden</li></ul>	<b>Stairs from Ground to First Floor Split Landing:</b> Loft access (not inspected).
<ul style="list-style-type: none"><li>• CHAIN FREE</li></ul>	
	<b>Bedroom 1</b> 15'2 x 11'0 (4.62m x 3.35m ) Radiator. 2 double glazed windows to front aspect.
	<b>Bedroom 2</b> 11'3 x 9'11 (3.43m x 3.02m) Radiator. Double glazed windows to rear aspect.
	<b>Cloakroom</b> Low level WC. Frosted double glazed window.
	<b>Bathroom</b> Suite comprising panelled bath with chrome mixer tap, shower above & shower screen. Pedestal wash hand basin. Airing cupboard housing hot water cylinder. Laminate flooring. Part tiled walls. Frosted double glazed window.
	<b>Outside</b> There is a courtyard rear garden laid to patio and decking with gated rear access.
	<b>Council Tax Band = B</b>