



13 Lathom House Compton Street

Lower Meads, Eastbourne, BN21 4FA

£425,000



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COMMUNAL ENTRANCE

Communal entrance door, lift and staircase access to upper floors.

DINING HALLWAY

23'1 in length (7.04m in length)

Amtico style flooring in a Herringbone design, entryphone system, recessed ceiling lights on a dimmer switch, recessed snug/ dining area, deep skirting and picture rails, being triple aspect with sash windows to the front side and rear elevations, Victorian style radiators, utility cupboard with plumbing space for washing machine and dryer above, additional shelving/storage.

OPEN PLAN RECEPTION/KITCHEN

22'10 max x 22'0 max (6.96m max x 6.71m max)

Extremely impressive double bay room with three bay windows to the front and matching bay to the side, Victorian style radiators, deep skirting, picture rails and cornicing with sea views down and across Howard Square, open to the kitchen area with a range of contemporary and contrasting floor standing and wall mounted units with worktop space and central island unit, inset 1 1/2 bowl sink unit with contemporary swan neck mixer tap and Victorian style brick tiling to walls, Bosch double oven with four ring halogen hob to side with extractor unit over, display shelving, herringbone Amtico style flooring.

BEDROOM 1

16'4 max x 13'7 max (4.98m max x 4.14m max)

Extremely impressive master bedroom with a large triple bay window to the front of the building, Victorian style radiators, deep skirting, professionally installed mirror fronted double wardrobes with hanging, shelving and storage solutions with additional central push storage unit, contemporary headboard with lighting.

EN-SUITE

14'3 x 5'8 (4.34m x 1.73m)

Luxury en-suite, over 14 foot in length with a number of storage cupboards, one of them housing the wall mounted gas boiler, Low level WC with a wash hand basin set in a contemporary vanity unit, step up to a sunken bath with matching herringbone style tiled flooring, two matching chrome ladder style radiators, open to a walk in large shower cubicle part tiling to walls, extractor fan, contemporary fitted mirror with remotely activated light above.

SECOND DOUBLE BEDROOM

13'6 x 10'8 (4.11m x 3.25m)

With high ceilings, deep skirting, picture rails and cornicing, Victorian style radiator, sash window to the side elevation Door to en-suite.

EN-SUITE

LARGE enclosed shower cubicle with Twin head shower units, herringbone style tiled flooring, wash hand basin with contemporary mixer tap. Low-level WC and concealed cistern all set in a vanity unit with contemporary coloured doors. tiling to walls, large fitted mirror, shaver point, ladder style radiator.

OUTGOINGS

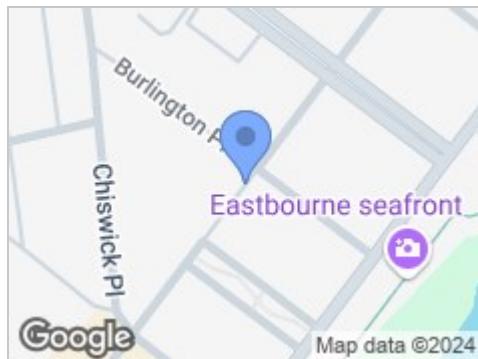
SHARE OF THE FREEHOLD

999 YEAR LEASE FROM 2018

MAINTENANCE APPROX £2000 PER ANNUM

COUNCIL TAX BAND C





13 Lathom House

Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Viewing

Please contact our us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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