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new
instruction



Latimer Road, Eastbourne, BN22 7DW

Freehold | House - Mid Terrace | 3 Bedrooms

This delightful, chain free mid-terrace house offers a perfect blend of character and modern living. With its high ceilings and well proportioned accommodation, the property exudes a sense of warmth and elegance, making it an ideal family home or a wonderful retreat by the sea.

The house boasts two joining reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is complemented by a convenient downstairs shower room, enhancing the practicality of the layout. With three good sized bedrooms, there is plenty of room for family members or guests. One of the standout features of this property is its proximity to the stunning Eastbourne seafront. Residents can enjoy leisurely strolls along the beach, indulge in local cafes, and take advantage of the vibrant coastal lifestyle. The area is well-served by local amenities, making daily life both convenient and enjoyable.

FOR SALE
FREEHOLD
£325,000

Location

Latimer Road is set two roads back from Eastbourne's seafront, perfect for those looking to be by the sea. The coastline is host to year round events, attractions and eateries as well as the promenade and beach. Within walking distance of the property is a primary school as well as shops and amenities.

Front Garden

Low maintenance space with paved area and pathway leading to the front door. Enclosed with plinth wall and ornate metal railings.

Hallway

Entrance lobby with glazed door leading through to hallway, which has exposed and refurbished wooden floorboards. Dado rail, ceiling light, radiator and power points.

Reception Rooms 28'1" x 13'8" maximum of (8.57 x 4.19 maximum of)

Originally two separate spaces these reception rooms have been opened up to create a dual aspect space. Complete with character features including high ceilings, ornate cornice, picture rail, ceiling roses and a double glazed bay window with bespoke blinds. Fireplace surround and tiled hearth. Radiators, power points and double glazed door leading out to the rear garden.

Shower Room

Fitted with a toilet, cloakroom basin, and shower tray with electric shower over. Partly tiled walls, extractor and a ceiling light.

Kitchen 14'9" x 9'6" (4.52 x 2.92)

Fitted with comprehensive range of wall and floor units finished with white gloss cabinetry and quartz effect worktop and tiled splashbacks. Integrated electric oven with four ring gas hob, and extract over. Space and plumbing for a washing machine. One and a half bowl sink with mixer tap. Tiled flooring, radiator and double glazed windows to the side and rear aspects. Double glazed uPVC door leading out to the rear garden. Worcester combi boiler.

Landing

Exposed and refurbished floorboards. Loft hatch, dado rail, radiator, powerpoints and ceiling light.

Bedroom Three 11'9" x 9'8" (3.60 x 2.96)

High ceilings, picture rail, high skirting boards, radiator and ceiling light. Double glazed window overlooking the rear garden.

Cloakroom

Toilet and slimline basin with mixer tap. Tiled flooring, ceiling light and double glazed window with obscured glass.

Bedroom Two 12'6" x 11'5" (3.82 x 3.49)

Double glazed window looking out to rear garden. Radiator, high skirting boards, picture rail, ceiling light and powerpoints.

Bedroom One 12'9" x 11'0" (3.89 x 3.36)

Double glazed windows to the front aspect, beautiful ornate cast iron fireplace with tiled hearth. High skirting boards, radiator, picture rail, cornice ceiling and ceiling light.

Bathroom 8'9" x 6'0" (2.68 x 1.84)

A charming and lovely space with half height panelling, fitted with both a bath and corner shower cubicle that has a thermostatic shower having dual shower heads. Chrome ladder radiator, storage cupboard, pedestal basin and ceiling light. Double glazed window with obscured glass. Tiled flooring.

Rear Garden

Raised area with artificial lawn, which serves as the perfect space for al fresco dining. There's also a brick built storage outbuilding with the remainder of the space having gravel. Wooden storage shed and access gate.

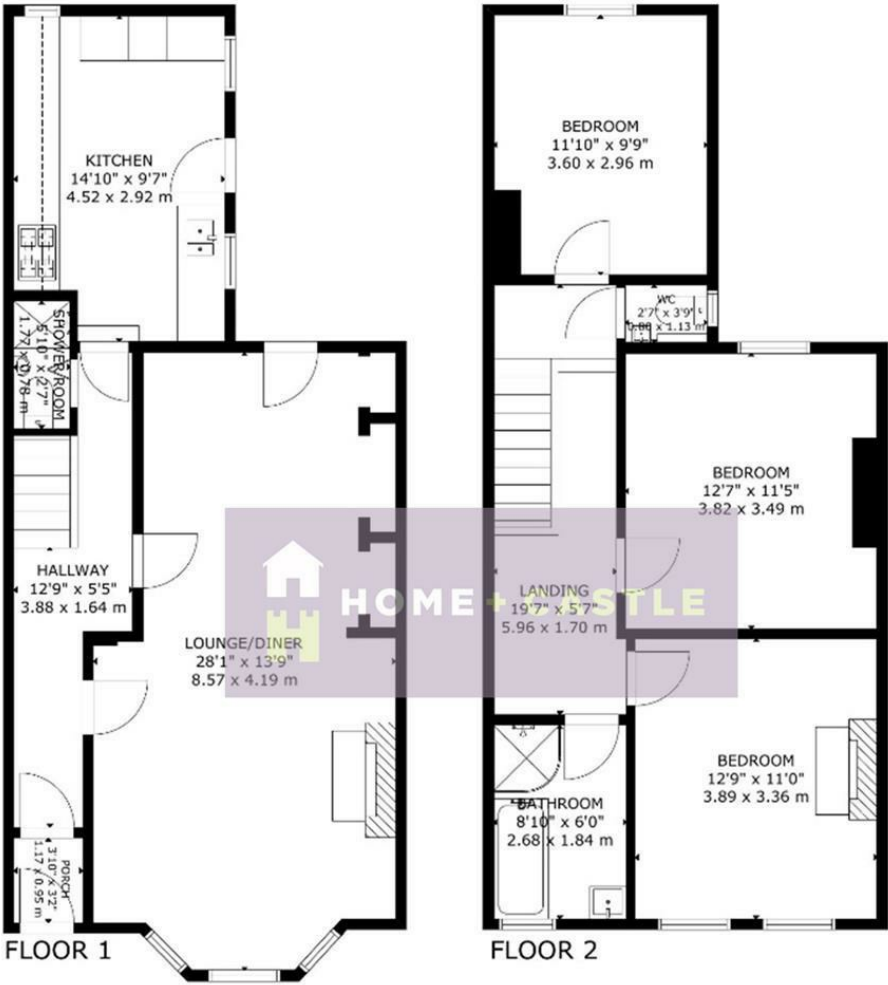
Additional Information

EPC Rating: D

Council Tax Band: C

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

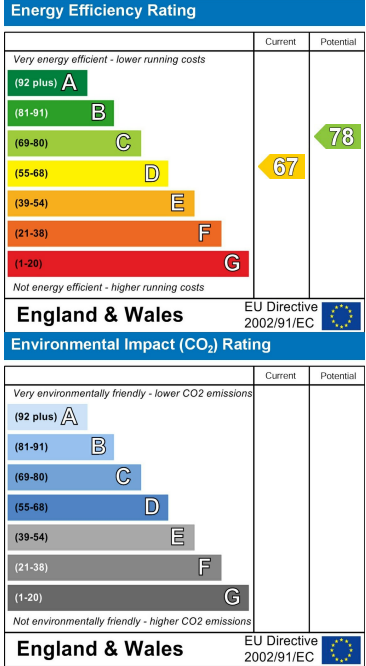


GROSS INTERNAL AREA
TOTAL: 113 m²/1,211 sq.ft
FLOOR 1: 57 m²/612 sq.ft, FLOOR 2: 56 m²/599 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.