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Taylor Engley



102 Latimer Road, Eastbourne, East Sussex, BN22 7DR

Guide Price £349,950 Freehold

THREE DOUBLE BEDROOM TERRACED HOUSE LOCATED WITHIN A SHORT STROLL FROM THE BEACH is located within the highly sought-after Redoubt area of Eastbourne, this charming terraced, period property offers a delightful blend of comfort and modern living having good size accommodation throughout. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy gatherings with friends and family. This home is not only well-appointed but also conveniently located, with local amenities, schools, and transport links within easy reach. If you are looking for a property that combines modern conveniences with a welcoming atmosphere in a desirable location, this terraced house is sure to tick all those boxes EPC C



*** THREE DOUBLE BEDROOMS * TERRACED HOUSE * THREE FLOORS * SITTING ROOM *
DINING ROOM * MODERN KITCHEN * MODERN BATHROOM * DOUBLE GLAZED * REAR GARDEN
* GAS CENTRAL HEATING - EPC -ORDERED**



ACCOMMODATION COMPRISES

Part decorative UPVC entrance door leading into

ENTRANCE VESTIBULE

3'10 x 2'11 (1.17m x 0.89m)

Fitted wipe mat, light and part glazed door leading into

HALLWAY

Dado rail, power sockets, stairs lead to the first floor landing, radiator.

SITTING ROOM

15'5 into bay window x 12'6 (4.70m into bay window x 3.81m)

Two radiators, double glazed windows to front, decorative coving, television aerial socket.

DINING ROOM

12'9 x 12'7 (3.89m x 3.84m)

Period fireplace with cast iron surround and mantle, alcoves with shelving flanking the fireplace, UPVC window to the rear, radiator.

KITCHEN

13'3 x 9'4 (4.04m x 2.84m)

Fitted with cream gloss fronted wall and base units incorporating cupboards and drawers, part tiled Metro style walls, six burner gas hob with extractor over with stainless steel splash back, stainless steel sink with drainer and mixer tap, spaces for washing machine and fridge freezer, eye level double oven inset ceiling spot lights, tiled floor, radiator, UPVC windows to rear and side, cupboard housing Worcester gas boiler, part glazed door with cat flap leading to the rear garden.

REAR GARDEN

Patio with gate to rear access, brick wall surround, outside power and tap.

FIRST FLOOR LANDING

Radiator, cupboard housing the hot water tank with shelving and further cupboard over, hatch to loft space, dado rail, built in storage cupboard, sliding

door with stairs leading to bedroom two. Part glazed door leading to

BATHROOM/SHOWER ROOM/WC

9'8 x 9'2 (2.95m x 2.79m)

Tiled floor, part tiled walls, panel bath with chrome mixer tap and hand held shower attachment, enclosed double shower cubicle with shower over, low level flush wc, inset ceiling spot lights, extractor fan, pedestal wash hand basin with chrome mixer tap, electric chrome heated towel radiator, two obscure UPVC windows to the rear.

BEDROOM THREE

12'9 x 9'9 (3.89m x 2.97m)

Radiator, UPVC window to the rear, radiator.

BEDROOM ONE

15'11 x 12'10 (4.85m x 3.91m)

Radiator, two UPVC windows to the front.

BEDROOM TWO

11'4 x 11'7 (3.45m x 3.53m)

Stairs lead from the first floor. Radiator, inset ceiling spotlights, double glazed window the rear, eaves storage cupboard, built in wardrobe with hanging rail.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - C

ENERGY EFFICIENCY RATING

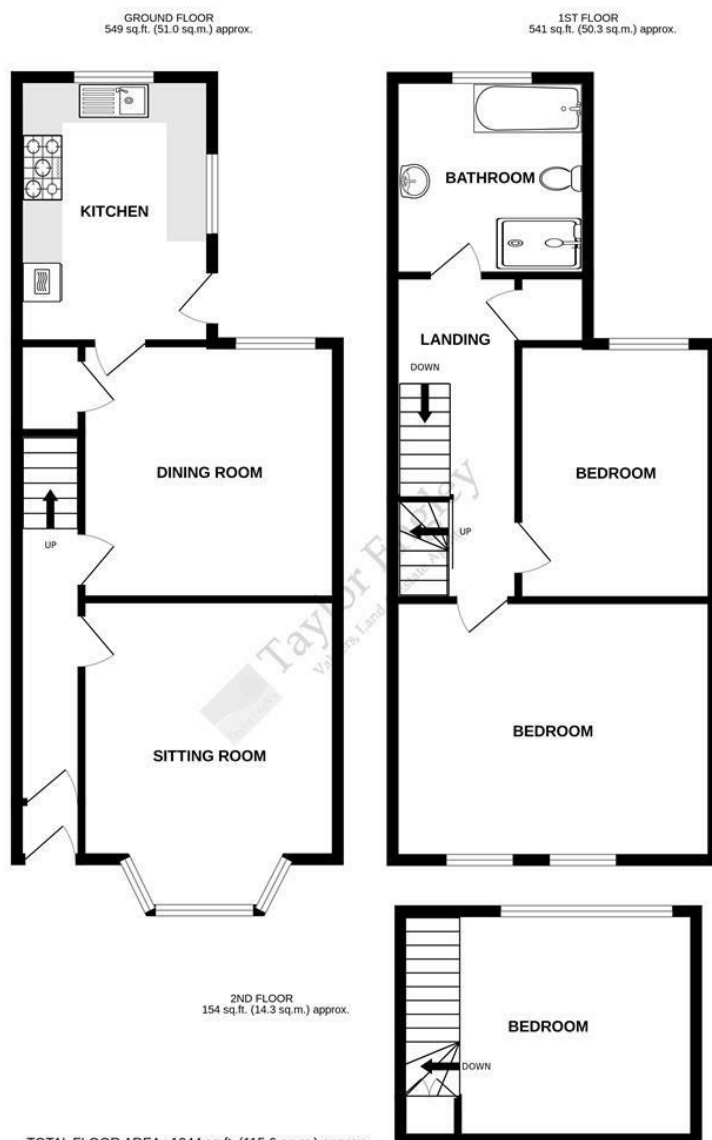
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

VIEWING ARRANGEMENTS

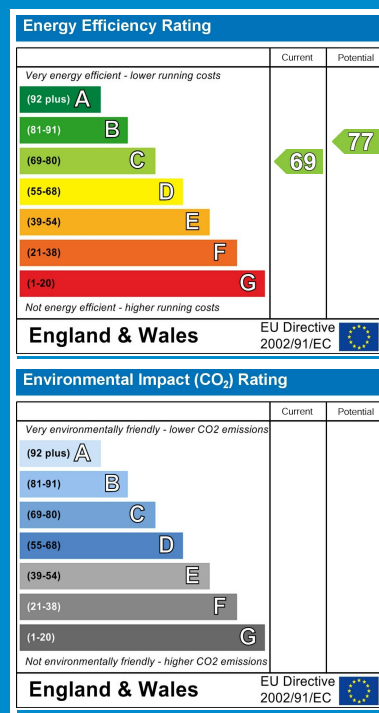
All appointments are to be made through TAYLOR ENGLE.







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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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