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est. 1978
Taylor Engley









174 Latimer Road, Eastbourne, East Sussex, BN22 7JD
Asking Price £300,000 Freehold

This attractive three bedroomed terraced character home is ideally situated in the popular Redoubt area of Eastbourne and offers deceptively spacious accommodation arranged over three floors. The property features a spacious kitchen/dining room, separate sitting room, two first floor bedrooms and a family bathroom, together with a second floor principal bedroom incorporating an en-suite shower room. Combining character appeal with the benefit of two bathrooms, this appealing home would make an ideal purchase for a variety of buyers. EPC=C.



Situated in the popular Redoubt area of Eastbourne, Latimer Road enjoys a particularly convenient coastal position, within easy reach of the town's attractive seafront, promenade and beach. A good range of local shops, convenience stores and everyday amenities can be found nearby, with regular bus services providing access to Eastbourne town centre and its comprehensive shopping facilities, mainline railway station and wider amenities. Princes Park is also within comfortable walking distance, offering attractive open spaces and recreational facilities.

*** POPULAR REDOUBT AREA * SPACIOUS KITCHEN/DINING ROOM * SEPARATE SITTING ROOM * THREE BEDROOMS * EN-SUITE SHOWER ROOM & FAMILY BATHROOM * GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING * CHAIN FREE * INTERNAL VIEWING HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Front door opening to:

Entrance Hall
Radiator with cover.

Sitting Room
12'6 max x 10'11 (3.81m max x 3.33m)
(12'6 including depth of chimney breast)
Radiator, outlook to front.

Dining Room
15'11 max x 10'10 (4.85m max x 3.30m)
(15'11 max including depth of chimney breast)
Radiator with cover, two understairs storage cupboards, wide opening to:

Kitchen
15'2 max x 7'7 max (4.62m max x 2.31m max)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset one and a half bowl sink unit, undercounter electric oven, gas hob, fridge/freezer, washing machine, Vaillant wall mounted gas fired boiler, window and door to rear.

Stairs rising from entrance hall to:

First Floor Landing

Bedroom 2
14'9 x 10'11 (4.50m x 3.33m)
(14'9 to chimney breast)
Radiator, built in cupboard with shelving, downlighters, outlook to front.

Bedroom 3
9'9 x 7'5 (2.97m x 2.26m)
Radiator, understairs cupboard, outlook to rear.

Family Bathroom
Bath with tiled surround and shower over, shower curtain, pedestal wash hand basin, low level w/c, chrome effect heated towel rail, downlighters, window to rear.

Stairs rising to:

Second Floor Landing

Bedroom 1
19'9 max x 11'1 max (6.02m max x 3.38m max)
(19'9 max x 11'1 max reducing to 5'11)
Built-in cupboard housing cylinder and shelving, two radiators, two Velux windows to front, window to rear.

En-Suite Shower Room
Spacious tiled shower cubicle with rainfall and hand held shower fitments, wash hand basin set into cabinet/drawer unit, low level wc, two chrome effect heated towel rails, downlighters, tiled floor, window to rear.

Front Garden
Walled front garden area.

Courtyard Garden
Paved courtyard style garden to rear, outside taps.

COUNCIL TAX BAND:
Council Tax Band -'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.









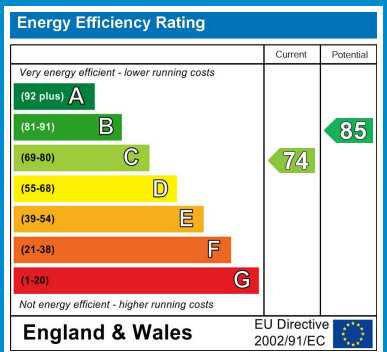


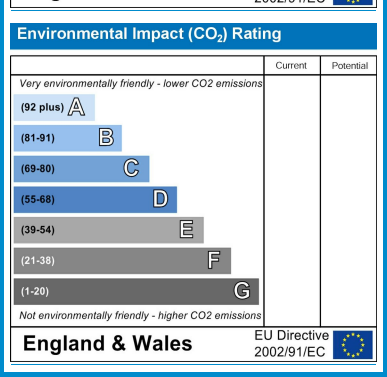




TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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