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**Taylor Engley**



**181 Latimer Road, Redoubt, Eastbourne, East Sussex, BN22 7JE**

**Asking Price £335,000 Freehold**

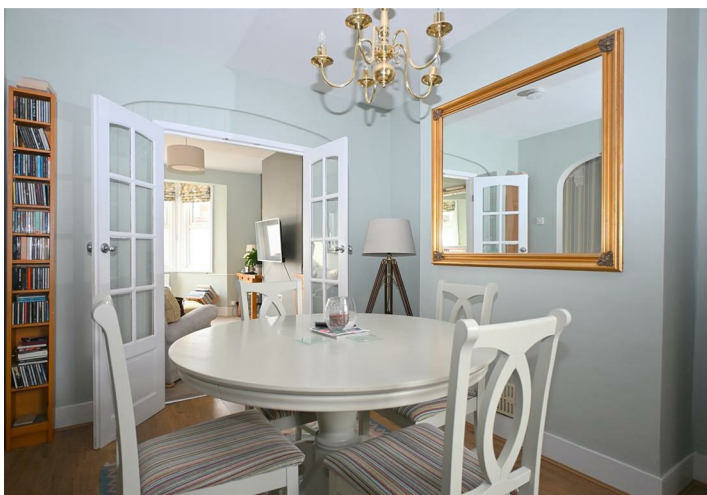
**An opportunity arises to acquire this well presented THREE BEDROOMED END OF TERRACED HOME, located in the popular Redoubt area of Eastbourne. The property benefits from gas fired central heating, double glazing and has features that include a bay fronted sitting room, dining room, kitchen with extension utility area, en-suite and a family bathroom. an internal viewing is highly recommended.**





**The property is located in the popular Redoubt area of Eastbourne being within just a short walk to Eastbourne's seafront and Princes Park. Local shops and bus services can be found in the nearby Seaside whilst Eastbourne's town centre is approximately one and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.**

**\* POPULAR REDOUBT AREA \* WALKING DISTANCE TO SEAFRONT AND PRINCES PARK \* BAY FRONTED SITTING ROOM \* DINING ROOM \* KITCHEN WITH EXTENSION UTILITY AREA \* THREE SPACIOUS BEDROOMS \* EN-SUITE SHOWER ROOM \* BATHROOM \* COURTYARD GARDEN \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* INTERNAL VIEWING RECOMMENDED \***



## The accommodation

Comprises:

Front door to:

### Entrance Hall

Radiator, central heating thermostat, under stairs cupboard.

Entrance hall open plan to:

### Dining Room

11'10 max x 9'4 max (3.61m max x 2.84m max)

(9'4 max including depth of chimney breast)

Radiator, outlook to rear and double doors opening to:

### Sitting Room

15' max x 11'6 max (4.57m max x 3.51m max )

(11'6 maximum measurements include depth of chimney breast)

Bay window to front, radiator.

### Kitchen

11'2 max x 8' max (3.40m max x 2.44m max)

(Maximum measurements include depth of fitted units)

Work surface with tiled splash back and inset single drainer one and a half bowl sink unit, range of base and wall mounted cupboards, range style cooker with extractor fan over, window to side and door opening to rear courtyard, wide opening to:

### Extension Utility Area

7'10 max x 5'11 max (2.39m max x 1.80m max)

(Maximum measurements include depth of fitted units)

Work surface with tiled splash back, range of fitted units, space and plumbing for washing machine, double doors opening to rear courtyard.

Stairs rising from entrance hall to:

### First Floor Landing

Airing cupboard housing cylinder, shelving, central heating programmer and having a single glazed window.

### Bedroom 1

15'2 max x 11'10 max (4.62m max x 3.61m max)

(L shaped room maximum measurements provided).

Radiator, two windows with outlook to front.

### Bedroom 3

11'10 x 9'4 max (3.61m x 2.84m max)

(9'4 max including depth of chimney breast).

Radiator, outlook to rear.

### Bathroom

Bath with shower over and shower screen, wash hand basin set into cabinet, low level wc, radiator, part tiled walls, window to rear.

Stairs rising from first floor landing to:

## Second Floor

### Bedroom 2

10'6 max x 10'1 max (3.20m max x 3.07m max)

Radiator, range of fitted bedroom furniture, outlook to rear, door to:

### En-Suite Shower Room

Tiled shower cubicle, pedestal wash hand basin, low level wc radiator, Velux window, built-in storage cupboard, access to under eaves.

### Courtyard Garden

Area laid to decorative stones, paved area, gate to rear, storage shed to side of property.

### 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:

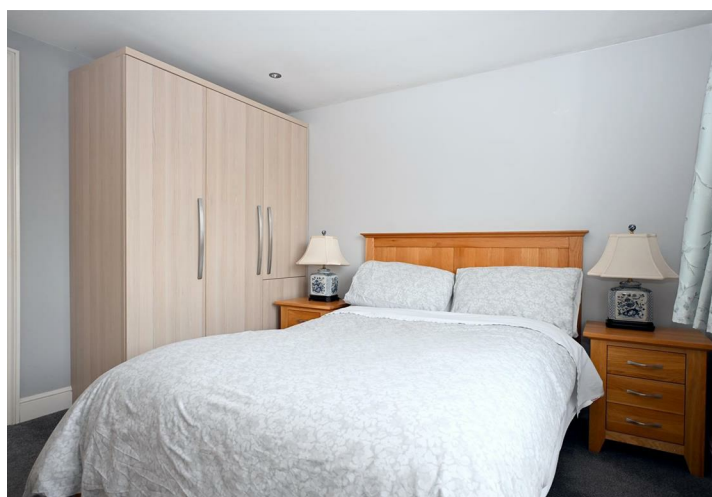
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### 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 ENGLE.





1ST FLOOR

UTILITY AREA

KITCHEN

DINING ROOM

SITTING ROOM

BATHROOM

UP

DOWN

BEDROOM

BEDROOM

UP

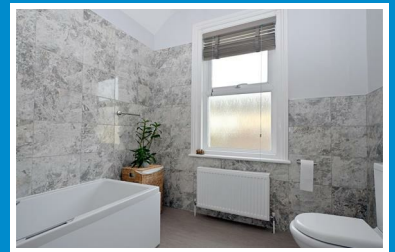
DOWN

1ST FLOOR

## 2ND FLOOR

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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| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |           |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                                                                                                                                                                                                                              | Current   | Potential |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>63</p> | <p>83</p> |
| <p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                    |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |  | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |  |                                    |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                    |  | <p>EU Directive<br/>2002/91/EC</p> |  |

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

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

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

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railway Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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