



BROOK GAMBLE



206 Latimer Road, Eastbourne, BN22 7JF

Price Guide £315,000

* GUIDE PRICE £315,000 - £325,000 * Located in the much sought after charming Redoubt area of Eastbourne, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Built in 1900, the property boasts a rich history while providing spacious accommodation across its 1,055 square feet.

Upon entering, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining. The house features an additional reception room, providing versatility for family gatherings or dining. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The three bedrooms are generously sized, making them perfect for families or those seeking extra room for guests or a home office. One of the standout features of this property is its prime location, just a stone's throw away from the seafront. Residents can enjoy leisurely strolls along the beach, as well as the vibrant local amenities that Eastbourne has to offer. The favoured Redoubt location is known for its community spirit and accessibility, making it an ideal choice for families and professionals alike.

Accommodation comprising

Double glazed main front door

Hallway

Radiator coving to ceiling, stairs rising to 1st floor landing.

Lounge 12'0 x 11'7 (3.66m x 3.53m)

With feature fire surround, open fire, Coving to ceiling, radiator, double glazed window to front aspect. Archway leading to dining room open plan to lounge.

Dining room 12'6 x 11'9 (3.81m x 3.58m)

Radiator, coving to ceiling, under stairs storage cupboard, double glazed window to rear aspect.

Kitchen 13'8 x 7'9 (4.17m x 2.36m)

Fitted in a range of wall and floor cupboards and base units, in white gloss fronted cupboards, a complementary worksurface, space for electric cooker, space and plumbing for washing machine, space for tumble dryer, wall mounted "Worcester" gas central heating boiler concealed by cupboard. breakfast bar area. space for upright fridge freezer. Radiator. double glazed window to rear, double glazed window to side, door leading onto rear garden.

Rear garden

Courtyard rear garden. With wall and fenced borders, gate to rear.

First floor landing

Hatch to loft, coving to ceiling.

Bathroom 7'10 x 7'9 (2.39m x 2.36m)

Comprising walk-in shower cubicle with wall mounted shower and rainfall showerhead and shower attachment, part tiled walls, wash hand basin, low-level WC, Radiator with thermostatic control valve, double glazed window to side aspect.

Bedroom one 11'6 x 9'6 (3.51m x 2.90m)

With coving to ceiling, cupboard concealing hot water cylinder, single glazed window to rear aspect.

Bedroom two 10'9 x 7'3 (3.28m x 2.21m)

Radiator, coving to ceiling, double glazed window to front aspect.

Bedroom three 7'3 x 7'1 (2.21m x 2.16m)

With radiator, coving to ceiling, built-in cupboard with hanging rail.

Council Tax

Band B

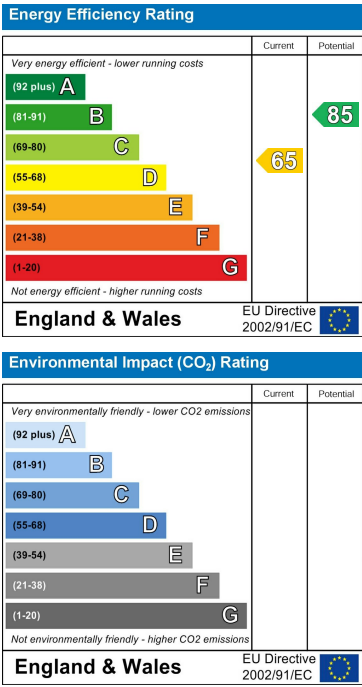
Floor Plan



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.