



Latimer Road, Eastbourne, BN22 7DW

fox & sons

welcome to

Latimer Road, Eastbourne

Fox & Sons are delighted to present to market this two bedroom, first floor maisonette located close to Eastbourne seafront. The accommodation comprises private entrance door, living room, kitchen, two bedrooms and family bathroom. Perfect for first time buyers!



Private Entrance Hall

Stairs leading to first floor.

Entrance Hall

Loft access.

Lounge

13' 3" x 11' 11" (4.04m x 3.63m)

Double glazed window to the side aspect. Radiator.

Kitchen

9' 5" x 7' 2" (2.87m x 2.18m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob. Radiator. Space for fridge / freezer. Space and plumbing for washing machine. Double glazed window to the side aspect.

Bedroom 1

12' 5" x 13' 7" into recess (3.78m x 4.14m into recess)

Double glazed window to the front and side aspect.

Built in wardrobe. Radiator.

Bedroom 2

13' 7" into recess x 5' 5" (4.14m into recess x 1.65m)

Double glazed window to the side aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Airing cupboard. Radiator. Double glazed window to the rear aspect.

Shared Rear Garden



Total floor area 60.4 m² (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Latimer Road, Eastbourne

- TWO BEDROOM MAISONETTE
- FIRST FLOOR
- PRIVATE ENTRANCE
- WELL PRESENTED THROUGHOUT
- REDOUBT LOCATION OF EASTBOURNE

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers over

£195,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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