

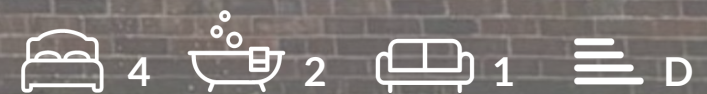


OAKFIELD



Latimer Road, Eastbourne, BN22 7JD

By Auction £250,000





## Latimer Road, Eastbourne, BN22 7JD

This family home located on Latimer Road in the picturesque town of Eastbourne has bags of potential. This delightful semi-detached house boasts a spacious layout with two reception room, perfect for entertaining guests or relaxing with your loved ones. With four bedrooms, there is ample space for the whole family to enjoy. The two bathrooms provide convenience and comfort for busy mornings or unwinding after a long day.

Situated in a sought-after area, this property offers a rear courtyard, ideal for enjoying a morning coffee. The semi-detached layout provides privacy and a sense of exclusivity, making it a perfect retreat for you and your family with Eastbourne seafront just a short walk down the road. Don't miss the opportunity to make this lovely four-bedroom family home your own.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken.







### Lounge

19'2" x 15'5" (5.86 x 4.70)

### Kitchen/Dining Room

19'11" x 19'2" (6.08 x 5.86)

### Bedroom One

19'2" x 15'5" (5.86 x 4.70)

### Bedroom Two

15'11" x 13'4" (4.87 x 4.07)

### Bedroom Three

15'11" x 12'11" (4.87 x 3.95)

### Bedroom Four

13'10" x 12'4" (4.22 x 3.76)

**Council Tax Band C - £2148**





Floor Plan

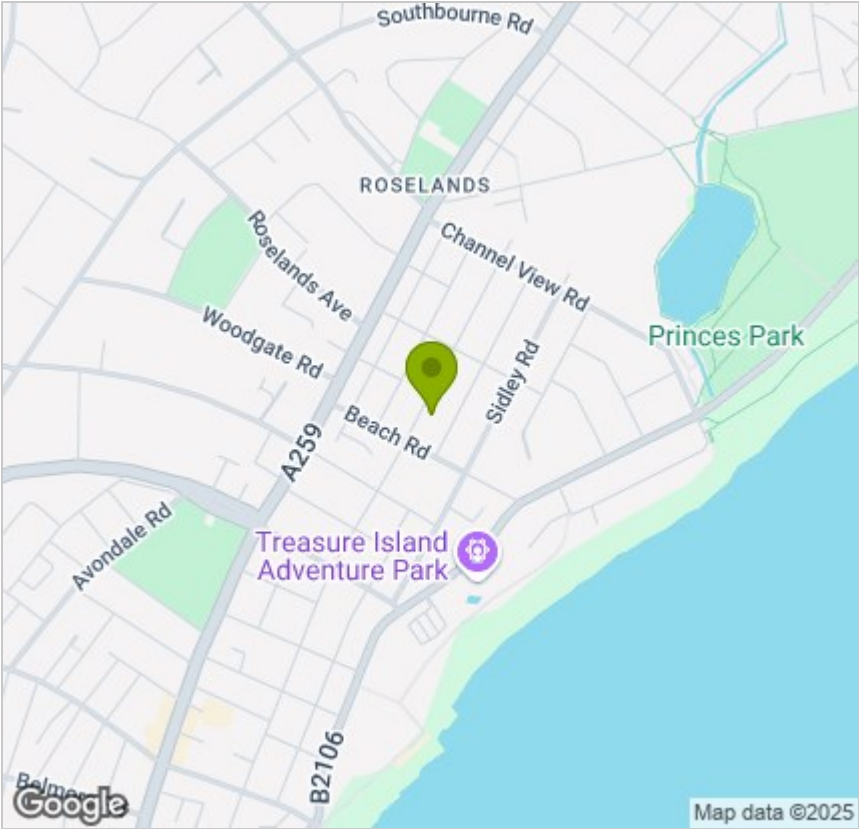


Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

