



TOWN FLATS



01323 416600

TO INCLUDE THE ENTIRE FREEHOLD OF 88 LATIMER ROAD



2 Bedroom



1 Reception



1 Bathroom

£215,000



Flat 1, 88 Latimer Road, Eastbourne, BN22 7DW

TO INCLUDE THE ENTIRE FREEHOLD OF 88 LATIMER ROAD, this apartment is located just yards from Eastbourne's picturesque seafront and Redoubt Fortress. This spacious converted garden flat has two double bedrooms and features a sitting room, modern kitchen and a large shower room/wc. With an area of private garden to the side, there is a further area of gated rear garden where occasional car hardstanding also exists. Double glazing and gas fired central heating and radiators extend throughout. Local shops on Seaside and numerous seafront eateries are close by the and the town centre with its Beacon shopping centre and mainline railway station is approximately half a mile distant.

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Eastbourne, BN22 7DW

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Main Features

- TO INCLUDE THE ENTIRE FREEHOLD OF 88 LATIMER ROAD
- Spacious 2 Bedroom Garden Apartment In The Redoubt
- Ground Floor
- Sitting Room
- Modern Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Gas Central Heating
- Private Side Garden & Shared Rear Garden
- Occasional Parking

Entrance

Frosted double glazed door to -

Lobby

Inner door to -

Hallway

Radiator. Wood laminate flooring.

Sitting Room

Radiator. Carpet. Double glazed window to side aspect.

Modern Fitted Kitchen

Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding work surfaces with cupboard and drawers under. Inset four ring electric hob and 'eye' level oven. Space for fridge/freezer. Wall mounted units. Concealed wall mounted gas boiler. Plumbing and space for washing machine. Radiator. Double glazed window to side aspect.

Double Aspect Bedroom 1

Radiator. Carpet. Built-in wardrobe. Double glazed windows to front and side aspects.

Bedroom 2

Radiator. Carpet. Double glazed window to side aspect.

Shower Room/WC

Large walk-in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled floor. Part tiled walls. Siring/linen cupboard. Frosted double glazed window.

Outside

There is a walled area of private garden to the side.

There is also a further gated area of shared rear garden where scope exists for off street parking.

EPC = D

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A

Maintenance: 50% of costs as & when required

Lease: 125 years from 2014. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.