



01323 412200

TOWN PROPERTY

Freehold

5 Bedroom 1 Reception 1 Bathroom

£285,000



## 25 Latimer Road, Eastbourne, BN22 7BU

Mid terraced three storey house, comprised of 5 lettable rooms with a reception room, courtyard garden and bathroom. Having previously been used as a HMO, the property is currently used as a bolt hole and generating an income from letting some of the rooms. Being sold chain free, further benefits include gas central heating, double glazing and a basement. Situated in Redoubt, the location affords ease of access to the seafront, town centre and Seaside with transport links and amenities

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## Main Features

- Terraced House
- 3 Storeys
- 5 Bedrooms
- Sitting/Dining Room
- Kitchen
- Bathroom/WC
- Courtyard Garden
- CHAIN FREE

## Entrance

Door to-

## Entrance Hallway

Radiator.

## Sitting/Dining Room

13'05 x 12'0 (4.09m x 3.66m)

Radiator. Double glazed window to rear aspect.

## Bedroom 4

12'01 x 10' (3.68m x 3.05m)

Radiator. Double glazed window to front aspect. Currently being used as a studio.

## Kitchen

12'04 x 8'0 (3.76m x 2.44m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards under. Range of wall mounted units and appliance space including cooker, fridge freezer and washing machine. Double glazed windows to rear and side aspects. Double glazed door to rear garden.

## Stairs from Ground to First Floor Landing:

Store cupboard.

## Bedroom 1

13'09 x 12'03 (4.19m x 3.73m)

Radiator. Double glazed window to front aspect.

## Bedroom 5

12'02 x 7'11 (3.71m x 2.41m)

Radiator. Double glazed window to rear aspect.

## Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

## Stairs from First to Second Floor Landing

Large storage cupboard.

## Bedroom 2

13'09 x 12'03 (4.19m x 3.73m)

Radiator. Double glazed window to front aspect.

## Bedroom 3

13'09 x 12'0 (4.19m x 3.66m)

Radiator. Double glazed window to rear.

## Outside

There is a patio garden to the rear.

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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.