



**Latimer Road, Eastbourne BN22 7JB**

fox & sons

**welcome to**

**Latimer Road, Eastbourne**

A three bedroom end of terrace house being offered to the market with no onward chain. Situated within a popular residential location. The property comprises of; lounge, dining room, kitchen, three bedrooms, family bathroom and rear courtyard garden.



## Agents Note

Southern Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 37.5% share plus the remaining 62.5% share of the property from Southern Housing Association. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the time scales involved and you should satisfy yourself in regard to lending ability.

## Entrance Porch

## Entrance Hall

## Lounge

13' 8" x 11' 4" ( 4.17m x 3.45m )

Bay window to the front aspect. Fire place. Radiator. Wood effect flooring.

## Dining Room

10' 10" x 9' 4" ( 3.30m x 2.84m )

Window to the rear aspect. Radiator.

## Kitchen

12' x 8' 9" ( 3.66m x 2.67m )

A range of wall and base units with work top over incorporating a sink and drainer unit. Space and plumbing for washing machine. Oven and electric hob with cooker hood above. Boiler. Door to the side aspect. Window to the rear aspect. Space for fridge / freezer.

## Bathroom

Bath with mixer taps and over head shower attachment. Wash hand basin. Radiator. Window to the front aspect.

## First Floor Landing

Stairs leading from ground floor to first floor landing.

## Bedroom 1

15' 3" x 10' 10" ( 4.65m x 3.30m )

Window to the front aspect. Radiator.

## Bedroom 2

10' 9" x 9' 5" ( 3.28m x 2.87m )

Window to the rear aspect. Radiator. Built in cupboard.

## Bedroom 3

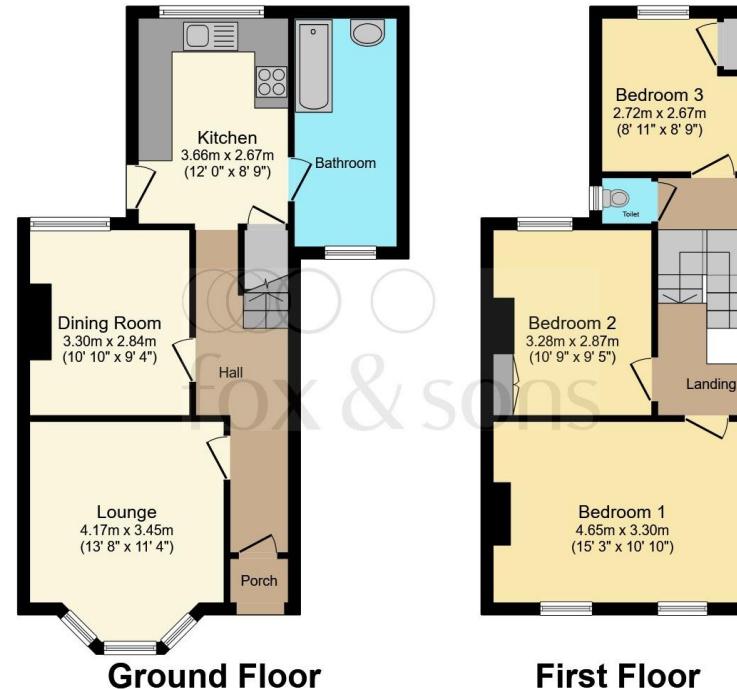
8' 11" x 8' 9" ( 2.72m x 2.67m )

Window to the rear aspect. Built in cupboard.

## Upstairs Cloakroom

Low level W.C. Window to the side aspect.

## Rear Garden



Total floor area 90.0 m<sup>2</sup> (969 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](http://www.focalagent.com)



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welcome to

## Latimer Road, Eastbourne

- END OF TERRACE HOUSE
- CHAIN FREE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO SEAFRONT

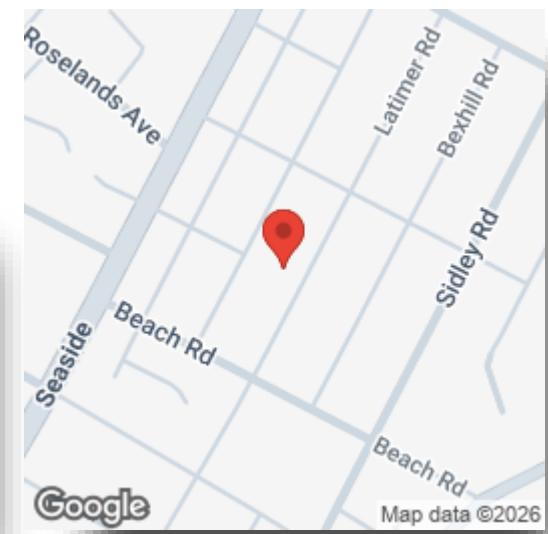
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £249,950



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Property Ref:  
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