TOWN PROPERTY

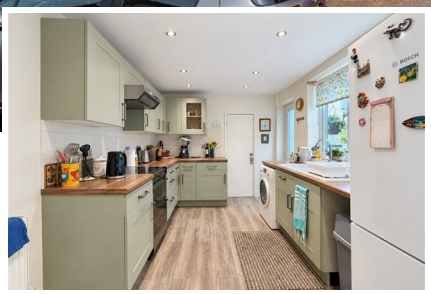
01323 412200

Freehold

3 Bedroom | 2 Reception | 1 Bathroom

£285,000









123 Latimer Road, Eastbourne, BN22 7JB

An attractive three bedroom period terraced home, boasting a charming red brick façade, contrasting white rendered bay window and a wealth of character features. Beautifully proportioned throughout, the property offers a welcoming storm porch, impressive dual aspect double reception room providing generous lounge and dining areas, together with a fitted kitchen. The accommodation has been extended to the rear, creating additional internal space, while upstairs are three well proportioned bedrooms and a separate WC. Outside, the property benefits from a compact, low maintenance courtyard garden, ideal for those seeking outdoor space without extensive upkeep. Situated in the popular Redoubt area of Eastbourne, the house enjoys an exceptionally convenient position just moments from the seafront, Princes Park, regular bus services and a wide range of local shops, superstores and amenities. Combining period charm, generous living accommodation and a superb coastal location, this delightful home is well worth viewing.

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Main Features

- Attractive Extended Period Terraced House
- Three Well Proportioned Bedrooms
- Impressive Dual Aspect Double Reception Room
- Low Maintenance Courtyard Garden
- Character Features Throughout
- Popular Redoubt Location
- Moments From Seafront & Princes Park
- Charming Red Brick and Rendered Façade
- Storm Porch Entrance
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Decorative corbels. Stairs to first floor.

Lounge
13'4 x 11'3 (4.06m x 3.43m)
Radiator. Feature fireplace. Double glazed bay window to front aspect.

Dining Room
10'6 x 9'0 (3.20m x 2.74m)
Radiator. Double glazed window to rear aspect.

Kitchen
11'9 x 8'8 (3.58m x 2.64m)
Fitted with a range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Space for fridge freezer and cooker with extractor hood above. Space and plumbing for washing machine. Radiator. Understairs storage cupboard. Double glazed window and door to side aspect.

Ground Floor Shower Room/WC
Walk in shower enclosure. Low level WC. Vanity unit with wash hand basin and mixer tap. Extractor fan. Radiator. Double glazed window to rear aspect.

Stairs From Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
15'0 x 10'6 (4.57m x 3.20m)
Radiator. Two double glazed windows to front aspect.

Bedroom 2
10'8 x 8'11 (3.25m x 2.72m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
8'9 x 8'8 (2.67m x 2.64m)
Radiator. Double glazed window to rear aspect.

Cloakroom
Low level WC. Double glazed window to side aspect.

Outside
The rear garden is partially paved and partially laid to artificial grass, enclosed by walled and fenced boundaries with gated rear access.

EPC = C

COUNCIL TAX BAND = C

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.