



Freehold

Guide Price

£250,000 - £260,000

 5 Bedroom

 1 Reception

 1 Bathroom



25 Latimer Road, Eastbourne, BN22 7BU

GUIDE PRICE £250,000 - £260,000

Currently let at £1000 pcm to the YMCA on a self repairing lease until 2022, this period terraced house is arranged with five double bedrooms a sitting/dining room, kitchen and bathroom/wc. In addition, there is a basement and bathroom/wc whilst to the rear is a patio garden. Shops on Seaside and the picturesque seafront are just yards away whilst the town centre is within walking distance.



25 Latimer Road, Eastbourne, BN22 7BU

Guide Price
£250,000 - £260,000**Main Features**

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

Entrance

Door to-

Entrance Hallway

Radiator. Door to basement.

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.

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**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.