



56a Latimer Road, Eastbourne, BN22 7BY

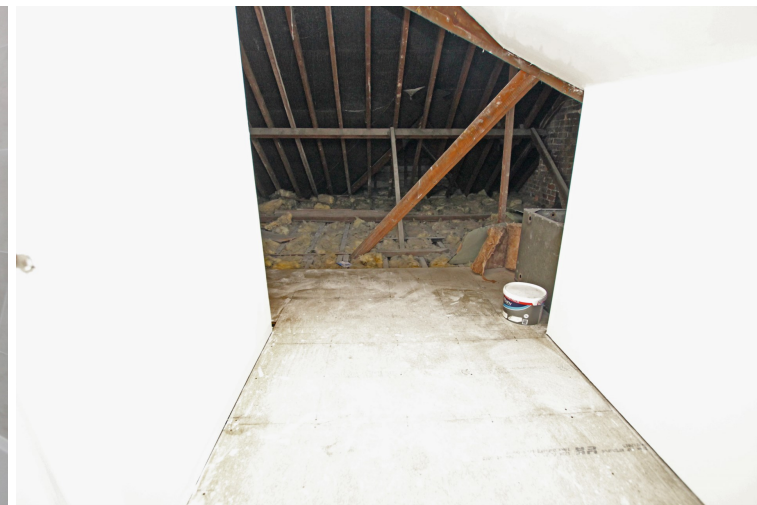
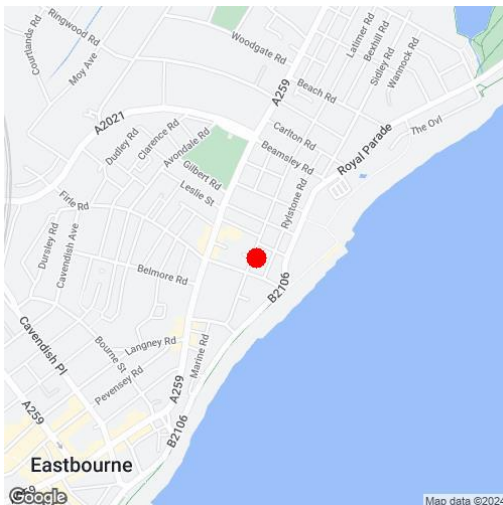
Price £260,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

* INVESTORS ONLY. TENANT IN SITU CURRENTLY PAYING £1,400 per calendar month- A recently renovated three bedroom first & second floor maisonette with its own private entrance at street level, conveniently located within 100 yards of the seafront in the Redoubt area of Eastbourne. The maisonette was the subject of comprehensive refurbishment in 2024 by the present owners to a particularly high standard, and has been rewired and a new gas central heating system installed. The first floor comprises a re-fitted kitchen with modern wall and base units together with an integrated AEG oven, induction hob and a fridge/freezer, a delightful 17' x 14' sitting room, two bedrooms and recently fitted bathroom. The second floor comprises a further bedroom with sea views and a recently re-fitted shower room, together with a part boarded loft room that could be further developed, subject to any necessary consents being obtained. The maisonette is presented for sale in excellent condition with new floor coverings throughout and is being sold with the benefit of a new 999 year lease. The ground floor shop is also available under separate negotiation.





At a Glance:

- Beautifully appointed maisonette in show-home condition
- Refurbished throughout in 2024
- Three bedrooms
- Two bathrooms
- Fitted kitchen with AEG appliances
- Two re-fitted bath/shower rooms
- Rewired
- New gas central heating system
- Sealed unit double glazing

Accommodation:

FRONT DOOR

VESTIBULE

STAIRS TO FIRST FLOOR

LIVING ROOM

17'6" (5.33m) Into Bay x 14'9" (4.5m)

KITCHEN

10'6" (3.2m) x 7'10" (2.39m)

BEDROOM 2

14'4" (4.37m) Into Bay x 11'0" (3.35m)

BEDROOM 3

9'3" (2.82m) x 8'6" (2.59m)

BATHROOM / WC

SECOND FLOOR LANDING

BEDROOM 1

12'6" (3.81m) x 11'0" (3.35m) narrowing to 8'6"

SHOWER ROOM / WC

Access to part boarded loft space which could be further developed subject to any necessary consents being obtained

LEASE:

New 999 year lease

GROUND RENT:

Nil

SERVICE CHARGE:

60% of total outgoings

PETS:

Allowed

SUB-LETTING:

Allowed

COUNCIL TAX:

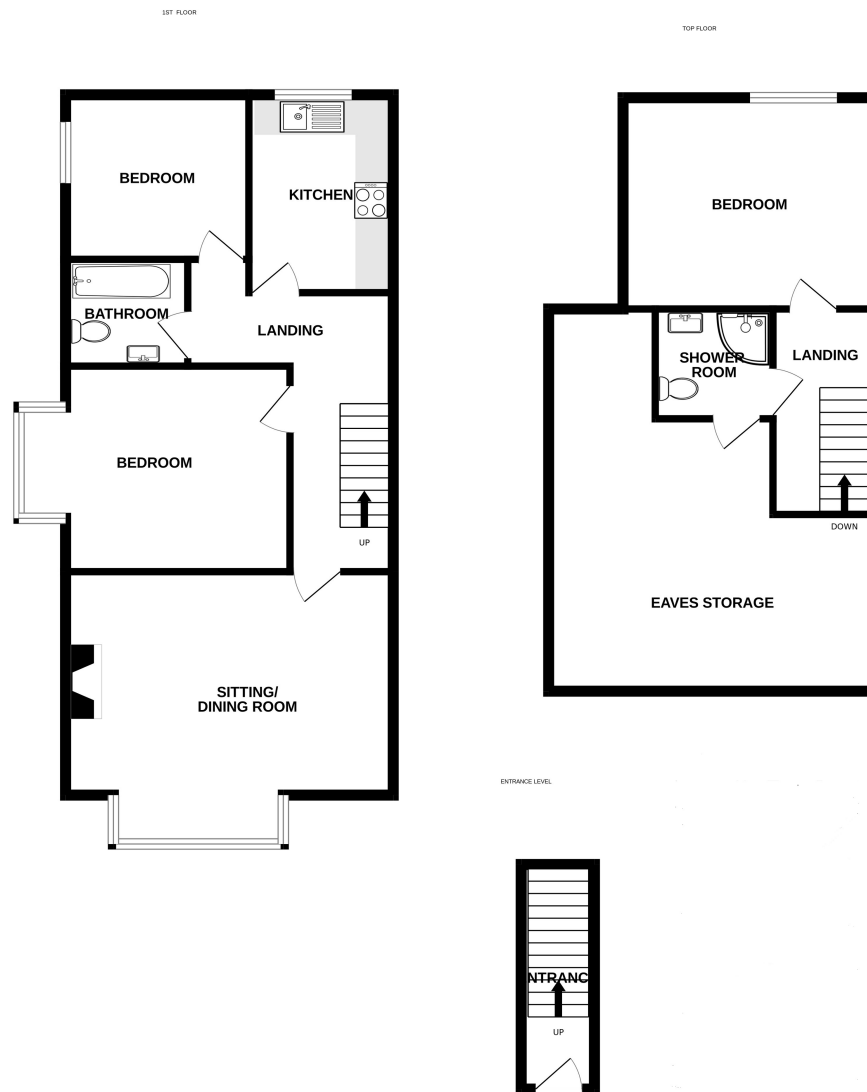
Band 'A'

EPC:

'D'

(All details concerning the terms of the Lease and outgoings are subject to verification)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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