



EASTBOURNE VILLAS, BATH, BA1
£3,250 per month*

Carter Jonas

EASTBOURNE VILLAS, BATH, SOMERSET, BA1 6EL

- Sitting Room
- Dining Room
- Kitchen/breakfast room
- 4 bedrooms
- bathroom
- Cloakroom
- Courtyard garden

THE PROPERTY

A handsome mid terrace Victorian townhouse just 1 mile north east of the City centre in popular Camden and within walking distance of both Bath City centre and the local amenities of Larkhall village. 2 Eastbourne Villas is a delightful and beautifully presented home, which has been lovingly restored by the present owners.

The house is set back from the roadside behind a pretty front garden with steps leading to the front door. The sense of space in the entrance hall is immediately apparent as the hallway is open to the dining room with its triple bay window, feature fireplace and period details including centre rose and ornate cornice work. The dining room leads through to the living room behind, stylishly decorated with feature fireplace and views to the rear garden. To the rear of the house is a stunning kitchen/breakfast room with bespoke joinery, central island with Corian worktop, marble splash back, Falcon range cooker, American style fridge/freezer and a pretty banquette window seat adjacent to the island. The kitchen is a wonderfully light room, with natural light flooding through a triple sash window, skylight and French doors leading out to the beautifully landscaped garden. Completing the ground floor is a downstairs WC under the stairs.

The bedroom accommodation is well arranged with excellent proportions throughout. On the half landing to the first floor is an elegant bathroom fitted with Fired Earth tiles, Albion roll top bath and a large shower. A laundry area is located next to the bathroom. To the front of the first floor is the spacious bay-fronted principal bedroom with a feature fireplace and spectacular views over Solsbury Hill and St Saviours Church. This room provides excellent flexibility as the owners currently utilise this beautiful room as another reception room with built in cabinetry for a library. There is also a well proportioned second bedroom with a westerly aspect on the first floor.

**A MOST WONDERFUL VICTORIAN FAMILY HOME ON THE LOWER
LANDSOWN SLOPES IN CAMDEN WITH 4 BEDROOMS AND A LOVELY
COURTYARD GARDEN.**



On the second floor are two double bedrooms with pretty fireplaces and far reaching views over Bath and the countryside.

The westerly facing rear garden has been carefully designed and landscaped with Cotswold stone and York flagstones to provide a tranquil and secluded setting in which to enjoy the sunshine. Immediately outside the kitchen's French doors is a terrace, ideal for entertaining and al fresco dining. Beyond this is a further walled terrace surrounded by a variety of lovely shrubs and planted borders. A winding stepped pathway leads to the top section of garden and a rear gate which provides access to a pathway leading down to the road. The front garden is very attractive; largely laid to lawn with a pretty mixture of mature shrubs and a garden shed. The front garden provides an additional space to sit and enjoy the views over Bath and the nearby countryside and enjoys morning sunshine, being east facing.

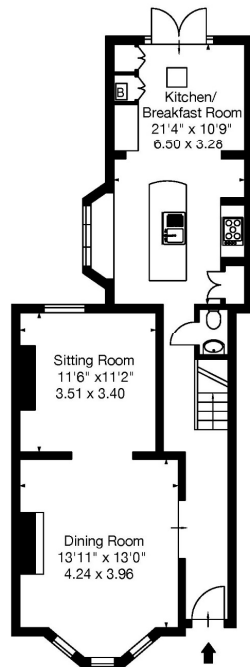
Parking permit on street parking for two cars. Check out the broadband on <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.

Mains water, sewerage and drainage.

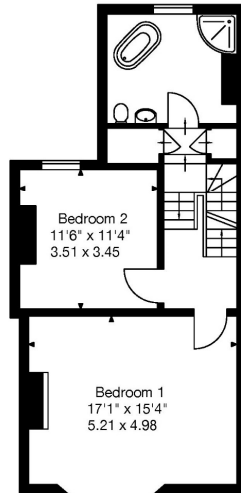
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band F
EPC	Band E

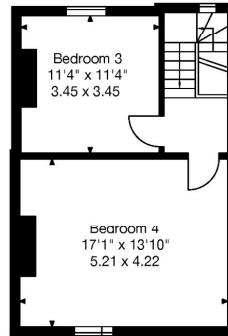




Ground Floor



First Floor



Second Floor

Eastbourne Villas,
Bath BA1

Approx. Gross Internal Area
1743 Sq Ft - 161 Sq M



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All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC
		52	79



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Classification L2 - Business Data

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