

112 Pevensey Road, Eastbourne, BN22 8AE

Freehold
Guide Price
£500,000 - £550,000



8 Bedroom 2 Reception 5 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

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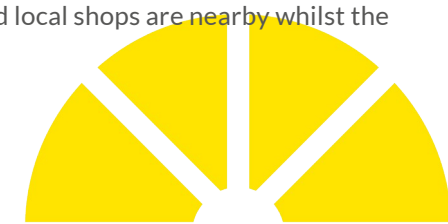


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GUIDE PRICE £500,000 - £550,000

Centrally located in Eastbourne town centre, this substantial period townhouse is a fully licensed HMO and arranged with eight/nine bedrooms. In addition, there are three shower rooms and two en suites. The property provides excellent income with a guaranteed rental of £32,000pa via the existing student letting. The seafront and local shops are nearby whilst the town centre and mainline railway station are approximately a quarter of a mile distant.

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Main Features

- Four Storey Terraced House
- Fully Licensed HMO
- 8 Bedrooms
- Sitting Room / Potential 9th Bedroom
- Dining Room
- 2 x Utility Rooms
- Large Kitchen With Double Facilities
- 3 x Shower Rooms
- 2 x En-Suites

Entrance Hallway
 Radiator. Understairs cupboard and walk in airing cupboard/drying area. Double glazed front door and inner door.

Sitting Room / Potential 9th Bedroom
 14'11 x 14'03 max (4.55m x 4.34m max)
 Radiator. Double glazed bay window.

Dining Room
 17'07 x 10'02 (5.36m x 3.10m)
 Radiator. Storage areas. Double glazed window to rear aspect.

Large Kitchen With Double Facilities
 20'02 x 17'09
 Wall and base units. Spaces for appliances. Radiators. 2 x Hobs. 2 x Ovens. 2 x Sinks. Plumbing for washing machine. Double glazed windows to rear and side.

Ground Floor Wet Room
 Tiled wet room. Tiled. Double glazed window to rear.

Cloakroom
 Low level WC. Wall mounted boiler.

Stairs leading to First Floor

Bedroom 1
 10'09 x 9'04 (3.28m x 2.84m)
 Radiator. Wash hand basin. Double glazed window to rear.

Bedroom 2
 14'01 x 13'03 max (4.29m x 4.04m max)
 Radiator. Fitted wardrobes. Double glazed bay window to front aspect.

Utility
 11'05 x 5'09 (3.48m x 1.75m)
 Wall and base units. Plumbing for appliances. Sink. Radiator. Double glazed window to front aspect.

Shower Room/WC
 Wash hand basin. Shower. Low level WC. Radiator. Double glazed window to rear aspect.

Shower Room/WC
 Shower. Wash hand basin. Low level WC. Radiator. Double glazed window to rear aspect.

Stairs and Landing to Second Floor:
 Understairs storage cupboard.

Bedroom 3
 10'10 x 9'04 (3.30m x 2.84m)
 Radiator. Wash hand basin. Double glazed window to rear aspect.

Bedroom 4
 11'06 x 9'07 (3.51m x 2.92m)
 Radiator. Wash hand basin. Double glazed window to front aspect.

Bedroom 5
 10'11 x 9'05 (3.33m x 2.87m)
 Radiator. Wash hand basin. Double glazed window to rear aspect.

Bedroom 6
 11'06 x 9'02 (3.51m x 2.79m)
 Radiator. Wash hand basin. Double glazed window to front aspect.

Staircases to Bedroom 7 & Bedroom 8

Bedroom 7
 14'01 x 9'03 (4.29m x 2.82m)
 Radiator. Double glazed window to front aspect.

En-Suite Shower Room/WC
 Shower. Low level WC. Wash hand basin. Radiator. Double glazed window to rear aspect.

Bedroom 8
 14'01 x 9'06 (4.29m x 2.90m)
 Radiator. Double glazed window to front aspect.

En-Suite Shower Room/WC
 Shower. Wash hand basin. Low level WC. Radiator. Double glazed window to rear.

Outside
 There is a bike store in the front garden.

EPC = D

Council Tax Band = D