



TOWN PROPERTY



01323 412200

Freehold



5 Bedroom



1 Reception



2 Bathroom

Guide Price
£315,000 - £325,000



274 Seaside, Eastbourne, BN22 7RD

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Currently operating as a well presented 5 bedroom HMO with an approximate gross annual income of £33,000 this attractive period terraced home offers excellent flexibility and could easily be reconfigured into a comfortable three bedroom family home with two reception rooms. The property features a modern, well equipped fitted kitchen with integrated appliances, a handy utility area and the added convenience of bathrooms on both the ground and first floors. To the rear, a private and secluded garden provides a peaceful outdoor space to relax or entertain. Local shops and regular bus services are conveniently located along the road, while nearby schools, Seaside and Roselands Recreation Ground are all within easy walking distance. Eastbourne's picturesque seafront is just a few minutes away. This versatile and appealing home is not to be missed. Being sold CHAIN FREE, early viewing is highly recommended.



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Eastbourne,
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Main Features

- Terraced House Located In The Popular Seaside
- 5 Bedroom HMO
- Ground Floor Bathroom/WC
- Fitted Kitchen
- Utility Area
- First Floor Bathroom/WC
- Rear Patio Garden
- CHAIN FREE

Entrance

Frosted double glazed door to -

Entrance Vestibule

Inner door to -

Hallway

Radiator. Understairs cupboard. Carpet.

Lounge/Bedroom 1

13'02 x 11'06 (4.01m x 3.51m)

Radiator. Double glazed window to front aspect.

Dining Room/Bedroom 2

11'11 x 11'04 (3.63m x 3.45m)

Radiator. Double glazed window to rear aspect.

Fitted Kitchen

9'9 x 6' (2.97m x 1.83m)

Range of units comprising sink bowl with surrounding work surfaces having cupboards and drawers under. Wall mounted units. Part tiled walls. Inset four ring hob and electric oven under. Opening to -

Utility Area

Plumbing and space for washing machine. Double glazed door to rear garden. Door to -

Ground Floor Bathroom/WC

Suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Window.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

Bedroom 3

10'06 x 10'02 (3.20m x 3.10m)

Double glazed window to rear. Fitted wardrobe. Radiator. Carpet.

Bedroom 4

12' x 11'01 (3.66m x 3.38m)

Double glazed window to rear. Radiator. Carpet.

Bedroom 5

15'0 + recess x 11'0 (4.57m + recess x 3.35m)

Double glazed window to front. Radiator. Built in wardrobe. Carpet.

Bathroom/WC

Suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Window.

Outside

The rear garden enjoys a westerly aspect and is mostly laid to patio with lockable shed and surrounding walled boundaries.

EPC = C

Council Tax Band = C

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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.