

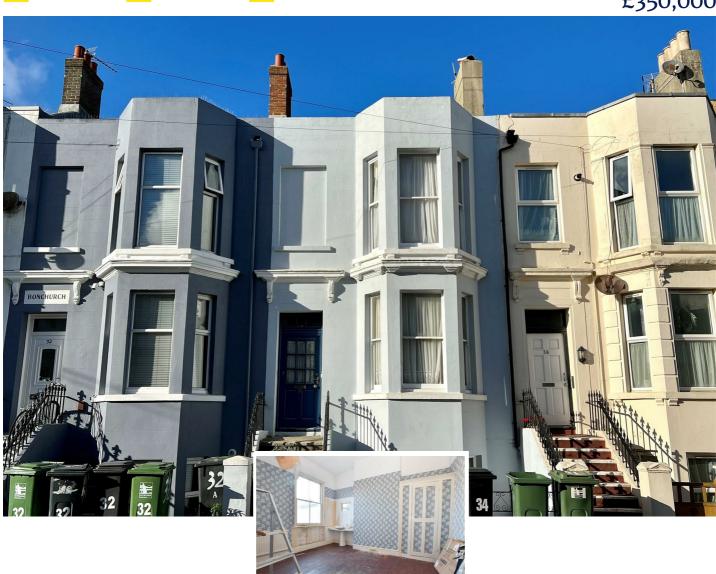
2 Reception

6 Bedroom

Freehold

£350,000

Offers In The Region Of



1 Bathroom

34 Ceylon Place, Eastbourne, BN21 3JF

OPEN HOUSE SATURDAY 19TH NOVEMBER - 12-1PM

OFFERS IN THE REGION OF £350,000

Town Property are delighted to offer for sale this period townhouse in the heart of Eastbourne town centre that is arranged with six bedrooms and two receptions, that is ideally suited for HMO or sizeable family accommodation use. Being sold CHAIN FREE, the property requires a programme of refurbishment and modernisation and includes a kitchen, bathroom/wc and further wc with a walled rear garden that enjoys a Westerly aspect. Nearby shops, the picturesque seafront and town centre and the mainline railway station with direct trains to London Victoria are also within close walking distance.

Offers In The Region Of £350,000

34 Ceylon Place, Eastbourne, BN21 3JF

Main Features Entrance

Steps up to front door. Door to entrance vestibule. Door to-

Period Townhouse Hall Floor Bedroom 4

12'60 x 12'64 (3.66m x 3.66m)

• 6 Bedrooms Window to front aspect.

• Kitchen Hall Floor Bedroom 5

 $13'62 \times 10'36 (3.96 \text{m} \times 3.05 \text{m})$ Window to rear aspect.

Sitting Room

• Dining Room

Hall Floor Bedroom 6 13'09 x 11'06 (4.19m x 3.51m) Window to rear aspect.

Bathroom/WC

Hall Floor Bathroom/WC

Suite comprising of panelled bath. Pedestal wash hand basin. Low level WC. Window to side aspect.

Separate WC

Staircase to Lower Ground Floor: Airing cupboard. Door to front. Door to-

Walled Rear

Lower Ground Floor Kitchen

Garden

12'68 x 9'96 (3.66m x 2.74m)

Range of units comprising of single drainer sink unit with cupboards and drawers under. Range of wall mounted units.

Space for appliances. Window to rear aspect. Door to rear.

Ideal HMO

Refurbishment

Lower Ground Floor Sitting Room

12'87 x 12'46 (3.66m x 3.66m) Window to front aspect.

Required

Lower Ground Floor Dining Room

13'0 x 10'37 (3.96m x 3.05m) Window to rear aspect.

Stairs from Hall Floor to First Floor Landing

Bedroom 1

16'91 x 13'12 (4.88m x 3.96m) Window to front aspect.

Bedroom 2

13'15 x 11'64 (3.96m x 3.35m) Window to rear aspect.

Bedroom 3

12'97 x 10'92 (3.66m x 3.05m) Window to rear aspect.

Separate WC

Low level WC. Window to side aspect.

Outside

There is a walled and Westerly facing rear area of garden.

EPC = E.

Council Tax Band = E

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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.