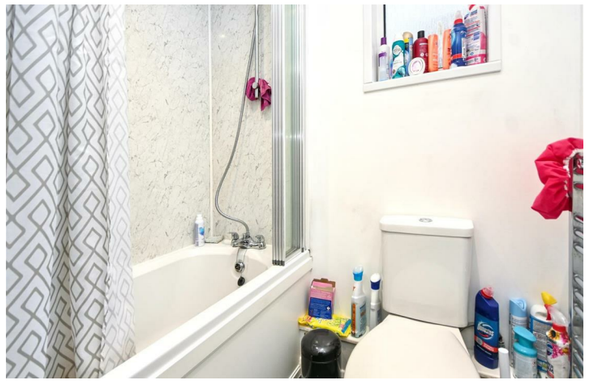
Flats 1, 2 & 3,
26 Ceylon Place,
Eastbourne, BN21 3JF

Freehold

£325,000



4 Bedroom | 3 Reception | 3 Bathroom

TOWN FLATS

www.town-property.com info@townflats.com 01323 416600

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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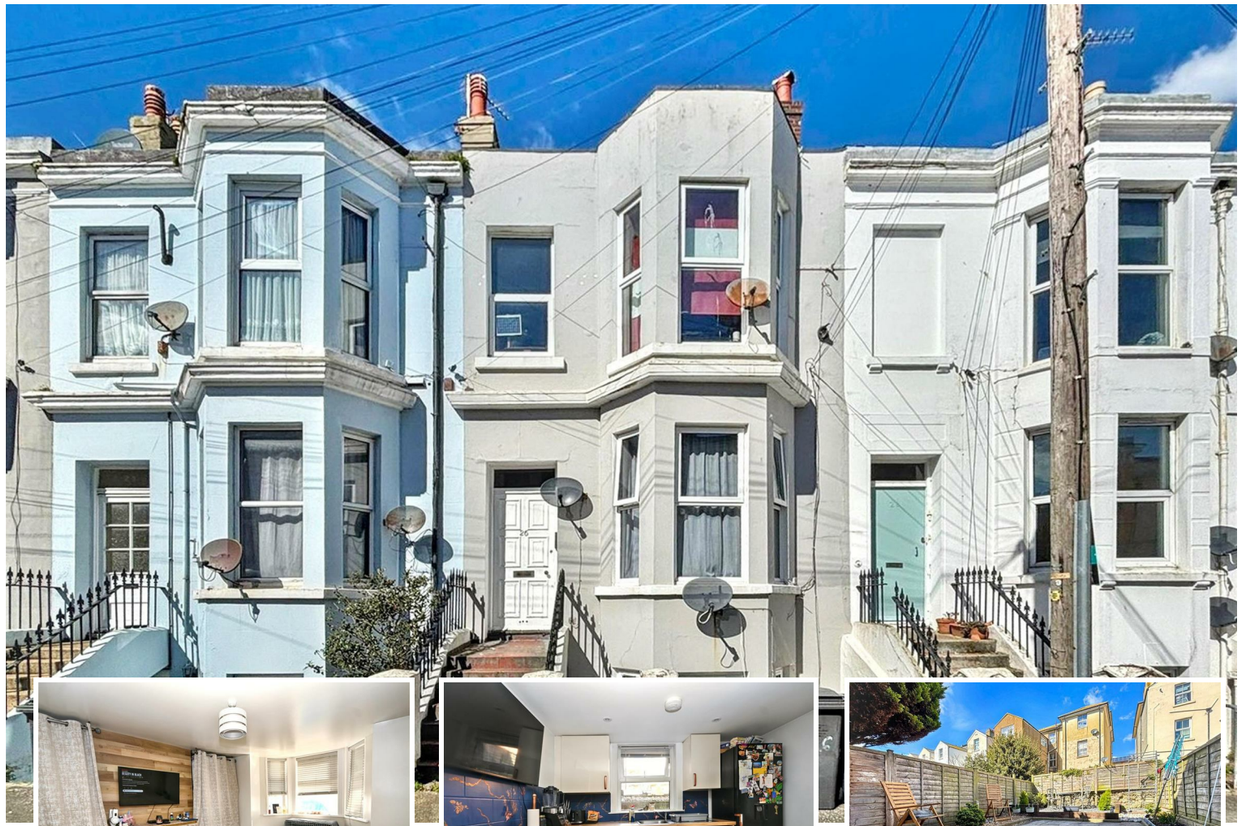
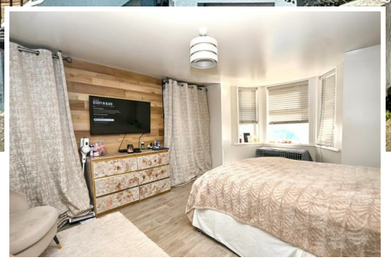

Flats 1, 2 & 3, 26 Ceylon Place, Eastbourne, BN21 3JF

An excellent freehold investment opportunity comprising three self contained flats all held under a single title. Current income is £23,000 pa, but with refurbishment of the top flat this would be £28,000 pa. The property includes a one bedroom garden flat, a one bedroom hall floor flat and a spacious two bedroom flat on the first floor, offering a diverse rental mix suited to a range of tenants. Ideally positioned in a central location, the property benefits from close proximity to the station, town centre and seafront. This prime setting ensures strong tenant demand and long term rental appeal, making it a highly attractive addition to any investment portfolio.

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Freehold

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£325,000

Main Features

- Excellent Freehold Investment Opportunity
- Three Self Contained Flats Under A Single Title
- One Bedroom Garden Flat With Private Outdoor Space
- One Bedroom Hall Floor Flat
- Spacious Two Bedroom Split Level First Floor Flat
- Strong Potential For Consistent Rental Income
- Diverse Rental Mix Appealing To A Wide Tenant Base
- Centrally Located For Convenience & Lifestyle Appeal
- Close Proximity To Eastbourne Station, Town Centre & Seafront
- Long Term Investment Potential

FLAT 1

Entrance
Stairs down to private entrance door to -

Spacious Hallway
Spacious hallway that could be used as an office. Radiator. Inset spotlights. Amtico flooring.

Bay Windowed Lounge
17'0 x 13'0 (5.18m x 3.96m)
Radiator. Double glazed bay window to front aspect.

Fitted Kitchen
12'11 x 9'1 (3.94m x 2.77m)
Modern range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Double glazed window. Double glazed door to garden.

Bedroom
12'10 x 10'10 (3.91m x 3.30m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Extractor fan. Inset spotlights. Frosted double glazed window.

Outside
The enclosed private garden is laid to patio with a raised seating area. There is also an outside tap.

EPC = D

Council Tax Band = A

FLAT 2

Communal Entrance
Stairs to communal entrance with security entry phone system. Hall floor private entrance door to -

Hallway
Radiator. Built-in cupboard.

Bay Windowed Lounge
16'5 x 12'7 (5.00m x 3.84m)
Radiator. Feature fireplace with tiled surround and inset gas fire. Picture rail. Double glazed bay window to front aspect.

Fitted Kitchen
10'3 x 10'0 (3.12m x 3.05m)
Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Wall mounted gas boiler. Part tiled walls. Radiator. Double glazed window.

Bedroom
12'9 x 9'7 (3.89m x 2.92m)
Radiator. Feature fireplace. Fitted wardrobe. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Heated towel rail. Frosted double glazed window.

EPC = D

Council Tax Band = A

FLAT 3

Communal Entrance
Stairs up to communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Split Level Hallway

Bay Windowed Lounge
16'8 x 10'1 (5.08m x 3.07m)
Radiator. Picture rail. Double glazed bay window to front aspect.

Fitted Kitchen
10'5 x 9'3 (3.18m x 2.82m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Space for fridge/freezer. Part tiled walls. Larder cupboard housing gas boiler.

Bedroom 1
13'0 x 9'7 (3.96m x 2.92m)
Radiator. Built-in wardrobe. Coved ceiling. Double glazed window to rear aspect.

Bedroom 2
10'4 x 6'9 (3.15m x 2.06m)
Radiator. Picture rail. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Frosted double glazed window.

EPC = D

Council Tax Band = A

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.