

HUNT FRAME

ESTATE AGENTS



23, 24 & 25 Vicarage Drive, Eastbourne, BN20 8AR

£1,050,000



****INVESTMENT OPPORTUNITY**** THREE ADJACENT SEMI-DETACHED HOUSES, which are currently used as an HMO. Comprising SEVENTEEN letting rooms arranged over three floors. The buildings are considered to be ideal for a number of uses (subject to any permissions) or reversion to residential dwellings. PLEASE CALL FOR FURTHER DETAILS.



25 Vicarage Drive

Double glazed front door to:

Entrance Hall - Stairs to first floor.
Radiator.

Lounge - 4.37m x 4.37m (14'4 x 14'4) -
Double glazed bay window to front,
kitchen units with sink to one wall.
Radiator.

Dining Room - 4.11m x 3.48m (13'6 x 11'5) -
Double glazed window to rear, radiator.

Breakfast Room - 4.27m x 2.51m (14 x 8'3) -
Radiator, double glazed window to side.

Kitchen - Floor mounted units with inset
sink.

Fist Floor Split Level Landing - Stairs to
second floor.

Bedroom One - 5.59m x 3.73m (18'4 x 12'3) -
Radiator, kitchen units with sink to one
wall, radiator.

Bedroom Two - 4.06m x 3.84m (13'4 x 12'7) -
Radiator, double glazed window to rear.

Shower Room - Shower cubicle, low level
wc, radiator, double glazed window.

Separate Cloakroom - Low level wc, wash
basin, double glazed window.

Second Floor -

Bedroom Three - 4.27m x 3.07m (14 x 10'1) -
Kitchen units with inset sink, radiator,
double glazed windows to side and rear.

Outside - Front garden, laid as paving,

Rear Garden - Paved area and area of lawn
raised flower beds, side access.

Laundry Room.

23 & 24 Vicarage Drive

Ground Floor -

Lounge - 4.45m x 4.37m (14'7 x 14'4) -

Kitchen - 4.06m x 3.84m (13'4 x 12'7) -

Office One - 5.51m x 4.45m (18'1 x 14'7) -

Office Two - 3.40m x 3.00m (11'2 x 9'10) -

Bedroom One - 3.66m x 3.05m (12 x 10) -

Bedroom Two - 4.17m x 3.00m (13'8 x 9'10) -

Shower Room -

Laundry Room - 3.33m x 1.63m (10'11 x 5'4) -

First Floor -

Bedroom Three - 3.12m x 2.77m (10'3 x 9'1) -

Bedroom Four - 3.68m x 2.87m (12'1 x 9'5) -

Bedroom Five - 4.57m x 2.84m (15 x 9'4) -

Bedroom Six - 3.73m x 2.84m (12'3 x 9'4) -

Bedroom Seven - 3.73m x 2.84m (12'3 x 9'4) -

Bedroom Eight - 4.90m x 2.67m (16'1 x 8'9) -

Bedroom Nine - 3.68m x 2.90m (12'1 x 9'6) -

Shower Room -

Cloakroom One -

Cloakroom Two -

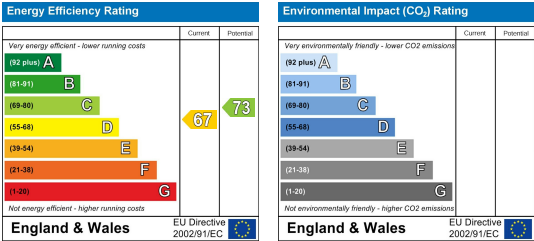
Second Floor -

Bedroom Ten - 4.27m x 3.05m (14 x 10) -

Bedroom Eleven - 4.27m x 3.05m (14 x 10) -

Outside - The front gardens are laid as
paving.

The rear garden has an area of lawn and
two timber sheds.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.