



**Whitley Road, Eastbourne, BN22 8LS**

**welcome to**

**Whitley Road, Eastbourne**

An exciting opportunity has recently arisen to acquire this immaculate investment property suitable as a house of multiple occupation. The property has undergone extensive refurbishment to bring it up to the high standard.



### Entrance Hall

Double glazed window and composite door to the front aspect. Radiator.

### Room 1

Double glazed bay window to the front aspect. Radiator.

### En Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Heated towel rail. Wash hand basin.

### Room 2

Double glazed window to the rear aspect. Radiator.

### En Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

### Kitchen

A range of wall and base units with work top over incorporating a composite sink and drainer unit. Space and plumbing for washing machine and dishwasher. Space for an American fridge/freezer. Range cooker with cooker hood above. Double glazed door to the side aspect. Radiator. Double glazed window to the side aspect.

### Office

Double glazed window and door to the rear aspect leading to the garden. Radiator.

### En Suite

comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

### Garden

Patio area leading to an area mostly laid to lawn. Shed. Rear access.

### First Floor Landing

Stairs leading from ground floor to first floor landing.

### Room 3

Double glazed window to the rear aspect. Radiator.

### En Suite

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

### Room 4

Double glazed window to the rear aspect. Radiator.

### En Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

### Room 5

Double glazed window to the front aspect. Radiator.

### En Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the front aspect.

### Room 6

Double glazed window to the rear aspect. Radiator.

### En Suite

Comprising a shower cubicle with over head shower attachment. Heated towel rail. Wash hand basin. Low level W.C. Velux window to the side aspect.

### Off Street Parking

Block paved driveway.



Total floor area 143.8 m<sup>2</sup> (1,548 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [fox-and-sons.co.uk/Property/EBN117958](http://fox-and-sons.co.uk/Property/EBN117958)



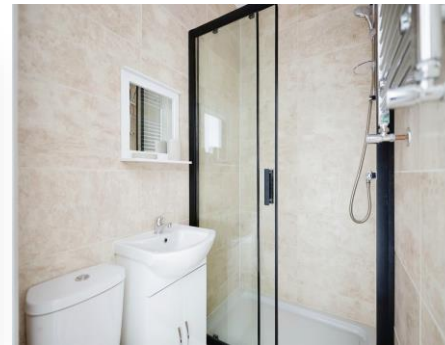
welcome to

## Whitley Road, Eastbourne

- INVESTMENT OPPORTUNITY
- 6/7 ROOMS
- FULLY REFURBISHED THROUGHOUT
- EN-SUITE TO EVERY ROOM
- BRAND NEW KITCHEN

Tenure: Freehold EPC Rating: D

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN117958](https://fox-and-sons.co.uk/Property/EBN117958)



Property Ref:  
EBN117958 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01233 410911**



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



**fox-and-sons.co.uk**