



**Willowfield Road, Eastbourne BN22 8AL**



**welcome to**

**Willowfield Road, Eastbourne**

A well-presented and spacious 6 bedroom HMO with further potential to convert into 7 bedrooms. The property falls within easy reach of Eastbourne town centre making it a great investment. Call today to arrange a viewing.



### Entrance Porch

Door to the front aspect.

### Entrance Hall

Entrance door to the front aspect.

### Communal Room

Double glazed window to the rear aspect. Fire place. Radiator.

### Downstairs Reception Room

Doors leading to garden.

### Bedroom 1

14' 11" max x 11' max ( 4.55m max x 3.35m max )  
Double glazed window to the front aspect. Radiator.

### Kitchen

11' 9" x 9' ( 3.58m x 2.74m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven with electric hob and cooker hood above. Space and plumbing for dish washer. Space for fridge / freezer. Double glazed window to the rear aspect.

### Cloakroom

Low level W.C. Double glazed window to the side aspect.

### Shower Room

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

### First Floor Landing

#### Bedroom 2

14' 7" max x 10' 9" max ( 4.45m max x 3.28m max )  
Double glazed window to the front aspect. Radiator.

#### Bedroom 3

11' 11" max x 10' 11" max ( 3.63m max x 3.33m max )  
Double glazed window to the front aspect. Radiator.

#### Bedroom 4

11' 11" max x 11' 5" max ( 3.63m max x 3.48m max )  
Double glazed window to the rear aspect. Radiator.

#### Shower Room

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

### Second Floor Landing

#### Bedroom 5

20' 4" max x 9' 4" max ( 6.20m max x 2.84m max )  
Double glazed window to the front aspect. Radiator.

#### Bedroom 6

20' 4" max x 9' 4" max ( 6.20m max x 2.84m max )  
Double glazed window to the rear aspect. Restricted head height. Radiator.

### Garden

Courtyard rear garden



Total floor area 158.7 m<sup>2</sup> (1,708 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.



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welcome to

## Willowfield Road, Eastbourne

- INVESTMENT OPPORTUNITY
- 6 Bedrooms
- 2 Bathrooms
- Well-Presented Throughout
- Close to Eastbourne Town Centre

Tenure: Freehold EPC Rating: E

**£400,000 - £425,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
EBN118301 - 0003

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