

Willowfield Road, Eastbourne BN22 8AL



welcome to

Willowfield Road, Eastbourne

A fantastic opportunity has arisen to acquire this Six Bedroom HMO Property. The property offers; six bedrooms, five en-suites, shower room, communal reception room, kitchen and rear courtyard garden. Being sold chain free we recommend a viewing at your earliest opportunity.













Entrance Hall

Door to the front aspect. Window to the front aspect.

Bedroom 6

11' 7" max x 8' 5" max (3.53m max x 2.57m max) Double glazed bay window to the front aspect. Radiator.

Bedroom 2

Window to the front aspect. Radiator.

En Suite

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

Reception Room

9' 9" x 9' 8" (2.97m x 2.95m) Double glazed window to the side aspect. Radiator.

Kitchen

9' 8" x 8' 2" (2.95m x 2.49m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker with cooker hood above. Space and plumbing for washing machine. Double glazed window to the side and rear aspect. Double glazed door to the rear aspect.

Cloakroom

Low level W.C. Wash hand basin.

First Floor Landing

Bedroom 1

15' 1" max x 12' 6" max (4.60m max x 3.81m max) Double glazed bay window to the front aspect. Radiator.

En Suite

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

Bedroom 3

12' 10" max x 9' 4" max (3.91m max x 2.84m max) 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.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Heated towel rail. Window to the rear aspect.

Second Floor Landing Bedroom 4

17' max x 12' 4" max (5.18m max x 3.76m max) Window to the front aspect. Restricted head height.

Bedroom 5

10' 10" x 9' 9" (3.30m x 2.97m) Window to the rear aspect. Restricted head height. Radiator.

Rear Garden

Courtyard patio rear garden.



Total floor area 141.1 m² (1,519 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalacent.com



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Willowfield Road, Eastbourne

- INVESTMENT PROPERTY
- SIX BEDROOMS
- FIVE EN-SUITES, SEPARATE SHOWER ROOM
- TOWN CENTRE LOCATION
- CHAIN FREE

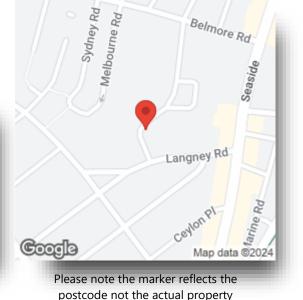
Tenure: Freehold EPC Rating: D

£425,000









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Property Ref: EBN118501 - 0004 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.

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