



**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 m<sup>2</sup> (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.focalagent.com](http://www.focalagent.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



Please note the marker reflects the postcode not the actual property

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