



Susans Road, Eastbourne BN21 3TH

welcome to

Susans Road, Eastbourne

****INVESTMENT OPPORTUNITY**** This SIX BEDROOM, TWO BATHROOM HMO is located within the heart of Eastbourne town centre and makes for an ideal purchase for investors looking to expand their portfolio. Viewing by appointment only with Fox & Sons.



Entrance Hall

Lounge

11' 6" x 12' 3" plus recess (3.51m x 3.73m plus recess)
Double glazed window to the rear aspect. Radiator.

Kitchen

12' 2" x 10' 3" (3.71m x 3.12m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Space and plumbing for dish washer. Under stairs cupboard. Cupboard containing boiler. Radiator. Double glazed door to the side aspect. Double glazed window to the rear and side aspect.

Bedroom 1

9' 1" max x 10' 3" max (2.77m max x 3.12m max)
Double glazed window to the rear aspect. Radiator.

First Floor Landing

Bedroom 2

10' 2" into recess x 11' 6" (3.10m into recess x 3.51m)
Double glazed window to the rear aspect. Radiator.

Bedroom 3

12' 5" max x 6' 5" plus recess (3.78m max x 1.96m plus recess)
Double glazed window to the front aspect. Radiator.

Bedroom 4

9' max x 9' 1" max (2.74m max x 2.77m max)
Double glazed window to the front aspect. Radiator.

Bedroom 5

18' 6" x 8' 3" into recess (5.64m x 2.51m into recess)
Double glazed window to the rear aspect. Radiator.

Shower Room

Comprising a shower cubicle with over head shower attachment. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

Second Floor Landing

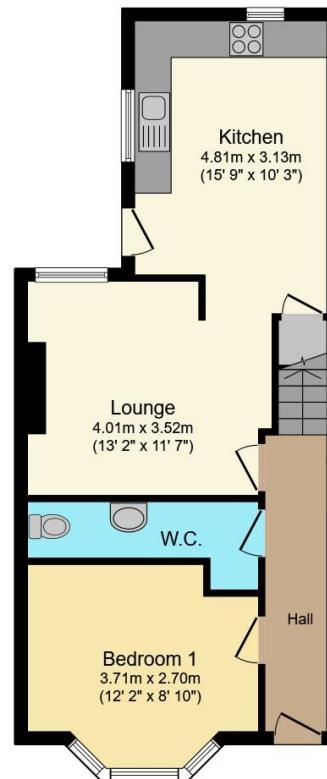
Double glazed window to the rear aspect.

Bedroom 6

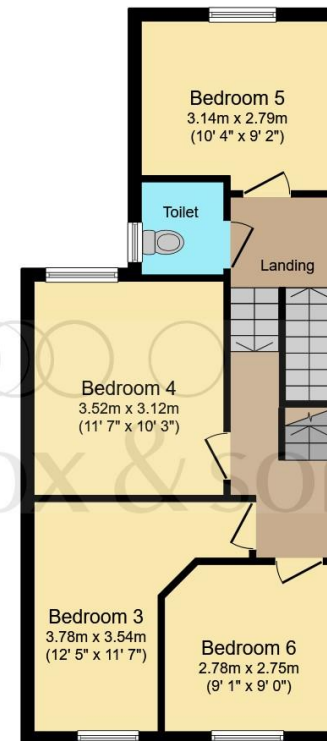
12' 2" max x 11' 5" into bay (3.71m max x 3.48m into bay)
Double glazed bay window to the front aspect. Radiator. Restricted head height.

Bathroom

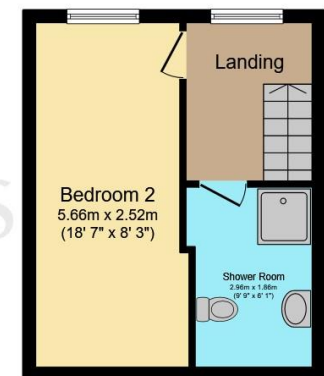
Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Heated towel rail.



Ground Floor



First Floor



Second Floor

Total floor area 126.6 m² (1,363 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



view this property online fox-and-sons.co.uk/Property/EBN118865



welcome to

Susans Road, Eastbourne

- INVESTMENT OPPORTUNITY
- HOUSE OF MULTIPLE OCCUPANCY
- SIX BEDROOMS
- TWO BATHROOMS
- TOWN CENTRE LOCATION

Tenure: Freehold EPC Rating: D

£370,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118865



Property Ref:
EBN118865 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk