



Gorringer Road, Eastbourne BN22 8XL

welcome to

Gorringe Road, Eastbourne

Fox & Sons are excited to offer to the market this rarely seen high-end investment opportunity. This property comes situated in a sought after location and boasts a £263,040 annual income.



Fox & Sons are excited to offer to the market this rarely seen high-end investment opportunity. This property comes situated in a sought after location and boasts a £263,040 annual income. The property is a mix of self-contained flats and HMO rooms making this attractive to a number of tenants. The property has been fully refurbished and converted by it's current vendors and as such comes finished to a very high standard which is rare to see for this type of investment. The property comprises of; 11 x Self-Contained Studios, 1 x 2 bedroom Apartment & 7 x Luxury HMO Rooms.

The building comes fully furnished, with each room featuring its own private shower and WC for added convenience. The central heating system is brand new, with both buildings having their own unvented cylinders for efficient heating. All wiring and plumbing have been completely replaced, ensuring everything is up to modern standards. The corridors are equipped with PIR movement detection lighting for added energy efficiency.

Each door in the building is crafted from Oak Veneer, while all light switches and sockets have a sleek chrome finish. The lighting throughout the building consists of low-energy LED fixtures, contributing to overall cost savings. There are six brand new washing machines available for residents' use, and all kitchens are fully electric with halogen hobs, eliminating the need for gas.



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welcome to

Gorringe Road, Eastbourne

- ATTRACTIVE INVESTMENT PROPERTY
- HIGH END FINISH
- 20 ROOMS
- MIXTURE OF SELF-CONTAINED FLATS AND HMO ROOMS
- £263,040 ANNUAL INCOME

Tenure: Freehold EPC Rating: D

£3,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119634 - 0002

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.


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