



**Cambridge Road, Eastbourne BN22 7BT**

**welcome to**

**Cambridge Road, Eastbourne**

\*\*\* GUIDE PRICE £450,000 - £470,000 \*\*\*

Fox and sons are proud to present this exceptional HMO producing an annual rental income of approximately £44,000. It is maintained, decorated and furnished to an exceptionally high standard. call us now to avoid disappointment!





## Entrance Hall

## Bedroom 1

12' 10" x 11' ( 3.91m x 3.35m )

## En – Suite

## Bedroom 2

12' 2" x 10' 3" ( 3.71m x 3.12m )

## En – Suite

## First Floor Landing

## Bedroom 3

12' 8" x 9' 9" ( 3.86m x 2.97m )

## En – Suite

## Bedroom 4

12' 1" x 8' 10" ( 3.68m x 2.69m )

## En – Suite

## Bedroom 5

12' 3" x 7' 7" ( 3.73m x 2.31m )

## En – Suite

## Bedroom 6

9' 9" x 9' 3" ( 2.97m x 2.82m )

## En – Suite

## Rear Garden



Total floor area 109.1 m<sup>2</sup> (1,175 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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welcome to

## Cambridge Road, Eastbourne

- \*\*\* GUIDE PRICE £450,000 - £470,000 \*\*\*
- 6 BEDROOMS
- 6 EN SUITES
- RENOVATED TO A HIGH STANDARD
- ANNUAL INCOME £44,000

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£450,000 - £470,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119909 - 0003

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fox & sons



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



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



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