





welcome to

Beach Road, Eastbourne

5 BEDROOM HMO - CURRENTLY ACHIEVING £38,000

Fox & Sons present to market this excellent investment opportunity to acquire this 5 BEDROOM HMO located in a popular residential location in Eastbourne. Currently generating an annual income of £38,000. Offered to the market CHAIN FREE.













Entrance Hall

Cupboard. Door to the front.

Kitchen

20' 9" x 10' 3" (6.32m x 3.12m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Integrated dish washer. Electric oven and hob with cooker hood above. Spotlighting. Sky lights. Double glazed window to the rear aspect. Space for fridge / freezer. Cupboard.

Shower Room

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

Bedroom 2

14' 4" x 12' 7" (4.37m x 3.84m)

Double glazed bay window to the front aspect. Fireplace. Radiator.

Bedroom 3

11' 11" x 11' 2" (3.63m x 3.40m)

Double glazed window to the rear aspect. Radiator.

First Floor Landing

Stairs leading from ground floor to first floor landing. Cupboard.

Bedroom 1

14' 5" x 11' 6" (4.39m x 3.51m)

Two double glazed windows to the front aspect. Fireplace. Radiator.

En - Suite

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

Bedroom 4

11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to the rear aspect. Radiator.

Bedroom 5

10' 9" x 9' 9" (3.28m x 2.97m)

Double glazed window to the rear aspect. Radiator.

Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Wash hand basin.

Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin.

Rear Garden



Total floor area 119.7 m² (1,288 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 least 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





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Beach Road, Eastbourne

- HMO
- £38,000 ANNUAL INCOME
- 5 BEDROOMS
- 5 BATHROOMS
- CHAIN FREE

Tenure: Freehold EPC Rating: E

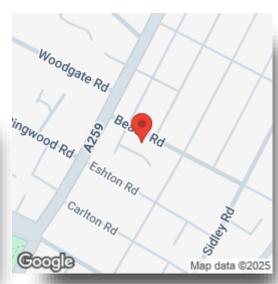
Council Tax Band: C

£325,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119858



Property Ref: EBN119858 - 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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