



Grove Road, Eastbourne BN21 4TT

welcome to

Grove Road, Eastbourne

Fox & Sons are delighted to present to market an extremely rare residential/commercial opportunity located in the desirable little Chelsea area of Eastbourne close to the main train station. This commercial premises and one bedroom flat generates a combined rental income of £25,700 per annum.



One Bedroom Apartment

Open Plan Lounge / Kitchen

21' 8" x 12' 9" (6.60m x 3.89m)

Lounge

Double glazed window and door to the rear aspect leading to private patio.

Kitchen

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. Cupboard containing boiler. Space for fridge / freezer and tumble dryer. Space and plumbing for washing machine. Breakfast bar.

Bedroom

17' 1" x 7' 11" (5.21m x 2.41m)

Double glazed 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. Heated towel rail.

One Bedroom Flat Plan



Total floor area 43.3 m² (466 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

Private Garden

Commercial Premises

Shop Plan



Total floor area 70.8 m² (762 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/EBN119834



welcome to

Grove Road, Eastbourne

- *** ATTENTION INVESTORS ***
- RESIDENTIAL / COMMERCIAL OPPORTUNITY
- ONE BEDROOM FLAT AND SHOP
- INCOME GENERATING £25,700 PER ANNUM
- FREEHOLD

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119834



Property Ref:
EBN119834 - 0007

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