



Pevensey Road, Eastbourne BN22 8AD

welcome to

Pevensey Road, Eastbourne

An opportunity has arisen to acquire this substantial EIGHT BEDROOM, three reception room, semi-detached house conveniently situated within Eastbourne's immediate town centre. Offered to the market CHAIN FREE, the property offers excellent opportunities for sizeable family living, HMO and Air BNB.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Door and window to the front aspect

Entrance Hall

Door to the front aspect. Under stairs cupboard. Radiator.

Lounge

14' 1" into recess x 17' 11" into bay (4.29m into recess x 5.46m into bay)
Double glazed bay window to the front aspect.
Radiator.

Dining Room

13' 6" plus recess x 14' 1" max (4.11m plus recess x 4.29m max)
Double glazed window to the side aspect. Radiator.

Reception Room

14' 10" x 12' 6" into recess (4.52m x 3.81m into recess)
Double glazed window and door to the rear aspect.
Radiator.

Kitchen

14' 5" x 7' (4.39m x 2.13m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Space and plumbing for washing machine and dish washer. Double glazed window to the rear and side aspect. Double glazed door to the side aspect.

First Floor Landing

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

Bedroom 1

11' 4" x 13' into recess (3.45m x 3.96m into recess)
Double glazed window to the rear aspect. Radiator.

Bedroom 2

14' 5" max x 9' 5" max (4.39m max x 2.87m max)
Double glazed window to the rear aspect. Radiator.

Bedroom 3

14' 5" into recess x 16' 2" into bay (4.39m into recess x 4.93m into bay)
Double glazed bay window to the front aspect.
Radiator.

Bedroom 4

12' 3" x 6' 4" (3.73m x 1.93m)
Double glazed window to the front aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and a walk in shower cubicle with over head shower attachment. Heated towel rail. Low level W.C. Wash hand basin. Double glazed window to the side aspect.

Cloakroom

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

Second Floor Landing

Stairs leading from first floor to second floor landing. Loft access, Sky light.

Bedroom 5

11' 4" max x 11' 1" max (3.45m max x 3.38m max)
Double glazed window to the rear aspect. Wash hand basin. Radiator.

Bedroom 6

6' 1" x 9' 10" (1.85m x 3.00m)
Double glazed window to the front aspect. Restricted head height. Radiator.

Bedroom 7

13' 4" x 15' 3" (4.06m x 4.65m)
Double glazed window to the front aspect. Wash hand basin. Radiator. Restricted head height.

Bedroom 8

14' 8" x 12' 2" plus recess (4.47m x 3.71m plus recess)
Double glazed window to the side aspect. Radiator. Wash hand basin. Restricted head height.

Second Bathroom

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Double glazed window to the side aspect.

Shower Room

Comprising of a shower cubicle with over head shower attachment.

Rear Garden

Courtyard rear garden.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED HOUSE
- EIGHT BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price
£400,000



Total floor area 233.8 m² (2,516 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



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postcode not the actual property

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Property Ref:
EBN120522 - 0003

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