





## welcome to

# **Ceylon Place, Eastbourne**

An opportunity to acquire this substantial SEVEN BEDROOM townhouse in need of renovation located in Eastbourne's town centre. Offered to the market CHAIN FREE, the property offers potential to convert to a HMO or Air BnB (Subject to usual planning consents).

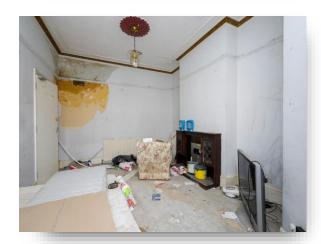












## **Basement Level Entry**

#### **Bedroom 1**

16' 10" MAX x 12' 4" MAX ( 5.13m MAX x 3.76m MAX )

#### **Kitchen**

16' x 12' 9" ( 4.88m x 3.89m )

## **Utility Room**

**Bathroom** 

## **Ground Floor Landing**

#### **Bedroom 2**

16' 9" MAX x 12' 4" MAX ( 5.11m MAX x 3.76m MAX )

#### **Bedroom 3**

12' 8" MAX x 10' 5" MAX ( 3.86m MAX x 3.17m MAX )

#### **Bedroom 4**

11' 9" x 9' 2" ( 3.58m x 2.79m )

## **First Floor Landing**

## **Bedroom 5**

16' 11" x 8' 4" ( 5.16m x 2.54m )

#### **Bedroom 6**

10' 3" x 8' 8" ( 3.12m x 2.64m )

#### **Bedroom 7**

11' 8" MAX x 7' 3" MAX ( 3.56m MAX x 2.21m MAX )

### **Bathroom**

First Floor Kitchen

**Rear Garden** 





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## **Ceylon Place, Eastbourne**

- SUBSTANTIAL TOWNHOUSE
- SEVEN BEDROOMS
- X2 BATHROOMS
- X2 KITCHENS
- POTENTIAL TO CONVERT TO HMO (Subject to usual planning consents)

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £300,000







Calendish by Seaside Rd Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: EBN120547 - 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.

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01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk