



Pevensey Road, Eastbourne BN21 3HR

welcome to

Pevensey Road, Eastbourne

A substantial property offering great investment potential located within the heart of Eastbourne's town centre comprising of; living room, dining room, kitchen, eight bedrooms, family bathroom and en-suite to the top floor bedroom.



Entrance Porch

Door to the front aspect.

Entrance Hall

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

Lounge

16' 5" into bay x 13' 8" into recess (5.00m into bay x 4.17m into recess)
Double glazed bay window to the front aspect.
Radiator.

Dining Room

14' 6" x 11' max (4.42m x 3.35m max)
Double glazed window to the side aspect. Cupboard.
Cupboard containing boiler. Radiator.

Kitchen

10' 10" max x 7' 10" (3.30m max x 2.39m)
A range of wall and base units with work top over incorporating a sink and drainer unit. Space and plumbing for washing machine. Space for cooker.
Wash hand basin. Double glazed door to the side aspect. Double glazed window to the rear and side aspect.

Room 1

13' 2" max x 9' 1" (4.01m max x 2.77m)
Double glazed window to the rear aspect. Radiator.

En - Suite

Low level W.C. Wash hand basin. Extractor fan.

Cloakroom

Low level W.C. Wash hand basin.

First Floor Landing

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

Room 2

13' 5" into bay x 9' 3" (4.09m into bay x 2.82m)
Double glazed bay window to the front aspect.
Radiator. Wash hand basin.

Room 3

16' 9" into bay x 8' 10" max (5.11m into bay x 2.69m max)
Double glazed bay window to the front aspect. Fitted cupboards. Wash hand basin. Radiator.

Room 4

13' 4" max x 12' 4" max (4.06m max x 3.76m max)
Double glazed window to the rear aspect. Built in wardrobes. Wash hand basin. Radiator.

Laundry Room

9' 11" max x 6' 9" max (3.02m max x 2.06m max)
A range of wall and base units with work top over incorporating a sink and drainer unit. Space and plumbing for washing machine. Radiator. Double glazed window to the rear aspect.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.
Double glazed window to the side aspect. Radiator.

Second Floor Landing

Stairs leading from first floor to second floor landing.
Cupboard. Double glazed window to the rear aspect.

Room 5

9' 10" max x 10' 4" max (3.00m max x 3.15m max)
Double glazed window to the front aspect. Wash hand basin. Radiator.

Room 6

9' 3" max x 13' 2" max (2.82m max x 4.01m max)
Double glazed window to the front aspect. Ceiling fan. Wash hand basin. Radiator.

Room 7

13' 5" max x 9' 2" max (4.09m max x 2.79m max)
Double glazed window to the rear aspect. Fitted wardrobe. Wash hand basin. Radiator.

En - Suite

Comprising a shower cubicle with over head shower attachment. Double glazed window to the rear aspect.

Cloakroom

Low level W.C. Extractor fan.

Third Floor Landing

Stairs leading from second floor to third floor landing.

Room 8

16' 8" max x 11' 10" max (5.08m max x 3.61m max)
Double glazed window to the rear aspect. Eaves storage. Restricted head height.

En - Suite

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

Rear Garden

Courtyard rear garden with raised beds. Brick built outside storage.



view this property online fox-and-sons.co.uk/Property/EBN119042



welcome to

Pevensey Road, Eastbourne

- SUBSTANTIAL HOUSE
- TOWN CENTRE LOCATION
- DEVELOPMENT POTENTIAL STPP
- CLOSE TO SEAFRONT
- EIGHT BEDROOMS

Tenure: Freehold EPC Rating: E

£475,000



Total floor area 209.7 m² (2,257 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



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119042



Property Ref:
EBN119042 - 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.

fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk