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TOWN PROPERTY

Freehold

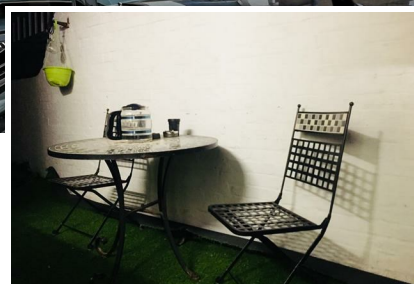
Guide Price

£375,000 - £400,000

 6 Bedroom

 1 Reception

 1 Bathroom



4 St. Aubyns Road, Eastbourne, BN22 7AS

GUIDE PRICE £375,000 - £400,000

Located just yards from Eastbourne seafront, the Victorian Pier and nearby shops, this period bay fronted HMO has six bedrooms and when fully let has a gross income of approximately £23,000pa. A sitting room, fitted kitchen and ground floor cloakroom are also included and there is also a well appointed bath and shower room/wc on the top floor. To the rear is a patio garden. There are numerous amenities in the surrounding area, and the town centre, mainline railway station and Beacon shopping centre are all within walking distance.

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Main Features

- Terraced House
- 6 Bedrooms
- Cloakroom
- Sitting Room
- Kitchen
- Bath & Shower Room/WC
- Patio Garden
- Double Glazing
- Gas Central Heating

Entrance**Bedroom 1**

13'03 x 11'11 (4.04m x 3.63m)
Radiator. Double glazed bay window to front aspect.

Sitting Room

12'11 x 10'04 (3.94m x 3.15m)
Radiator. Double glazed window to rear aspect.

Cloakroom

Low level WC. Wall mounted wash hand basin.

Kitchen

9'03 x 8'10 (2.82m x 2.69m)
Range of units comprising of double drainer sink unit with part tiled walls and surrounding work surfaces and cupboards under. Space for gas cooker, refrigerator and washing machine. Wall mounted units. Wall mounted gas boiler. Door to rear.

Stairs from Ground to First Floor Landing**Bedroom 2**

9'02 x 8'06 (2.79m x 2.59m)
Radiator. Double glazed window to rear aspect.

Bedroom 3

13'02 x 10'05 (4.01m x 3.18m)
Radiator. Wash hand basin. Double glazed window to rear aspect.

Bedroom 4

16'08 x 11'04 (5.08m x 3.45m)
Radiator. Double glazed window to front aspect.

Stairs from First to Second Floor Landing**Bedroom 5**

13'02 x 10'05 (4.01m x 3.18m)
Radiator. Double glazed window to rear aspect.

Bedroom 6

16'08 x 11'04 (5.08m x 3.45m)
Radiator. Double glazed window to front aspect.

Bath & Shower Room/WC

Shower cubicle with wall mounted shower. Freestanding bath and mixer tap and shower attachment. Low level WC. Wash hand basin inset into vanity unit. Radiator. Fully tiled walls. Tiled flooring. Frosted double glazed window.

Patio Garden

There is an area of patio garden to the rear.

Agents Note:

This property is a licenced five bedroomed HMO.