



TOWN PROPERTY



01323 412200

Freehold



7 Bedroom

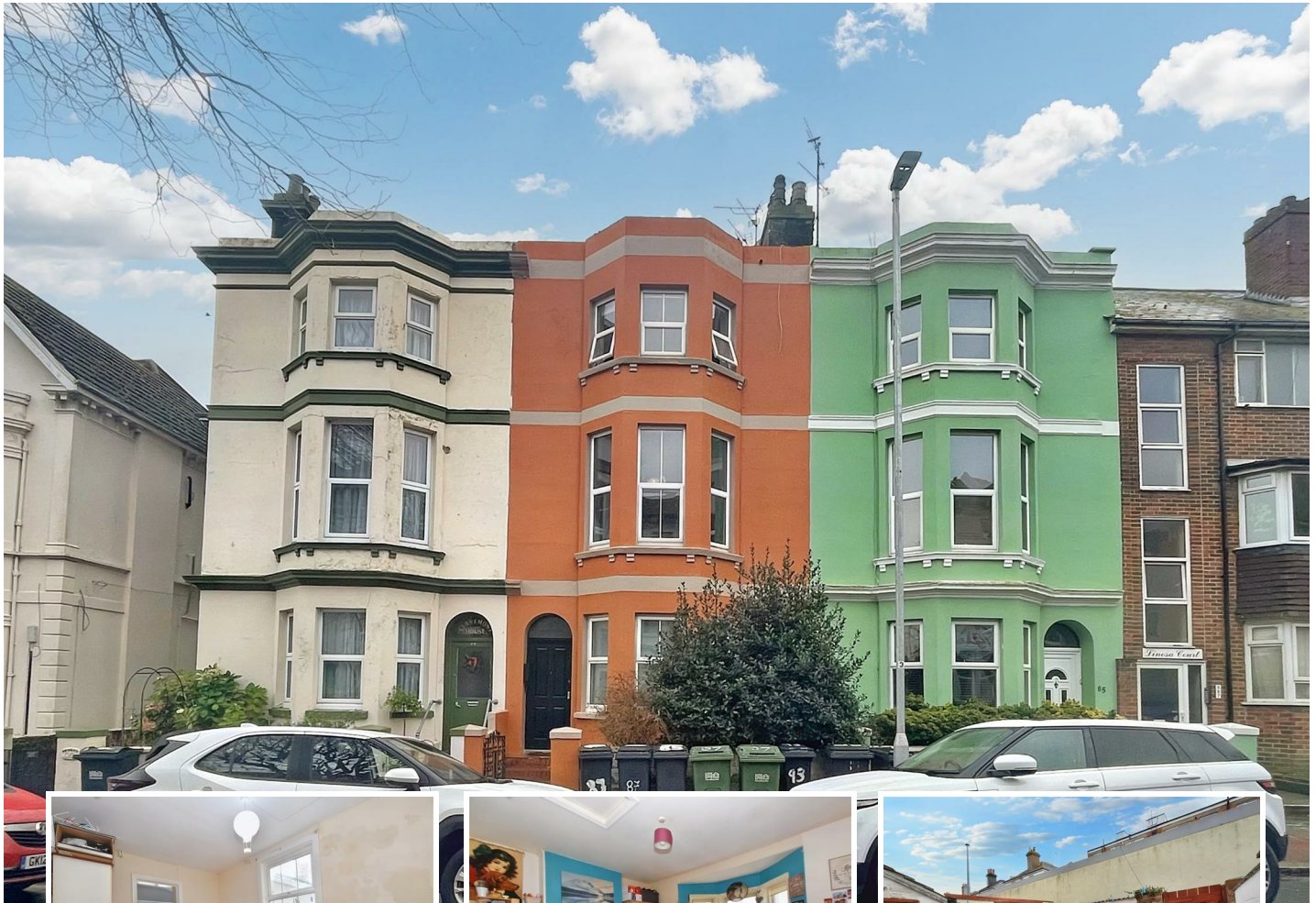


1 Reception



2 Bathroom

£475,000



87 Pevensey Road, Eastbourne, BN22 8AD

This character period townhouse is centrally located in the tree lined Pevensey Road, just yards from nearby shops, the Victorian Pier and town centre amenities. Currently with seven bedrooms and fully let, there is a sitting/dining area, a fitted kitchen and two areas of patio. In addition, there is a bathroom/wc, a shower room/wc and a further wc. Notable for its spacious accommodation, this house is ideally set up for investment use. The Beacon shopping centre and mainline railway station with direct trains to London Victoria are both within close walking distance. Being sold CHAIN FREE.



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Main Features	Entrance Double glazed door to-
• Period Townhouse	Entrance Hallway Radiator. Wood laminate flooring.
• 7 Bedrooms	Ground Floor Bedroom 1 14'1 x 12'10 (4.29m x 3.91m) Radiator. Fireplace with ornate surround and mantel above. Carpet. Wash hand basin. Double glazed window to front aspect.
• Sitting/Dining Room	Ground Floor Bedroom 2 12'7 x 10'2 (3.84m x 3.10m) Radiator. Fireplace with surround and mantel above. Wood laminate flooring. Double glazed window to rear aspect.
• Kitchen	Ground Floor Sitting/Dining Room 13'9 x 9'9 (4.19m x 2.97m) Radiator. Wood laminate flooring. Double glazed window to side aspect.
• Bathroom/WC	Kitchen 10'1 x 8'0 (3.07m x 2.44m) Range of units comprising of single drainer sink unit with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for electric cooker, freezer and fridge freezer. Wall mounted units. Space and plumbing for washing machine.
• Shower Room/WC	Stairs from Ground to First Floor Landing
• Separate WC	First Floor Bedroom 3 16'8 x 14'0 (5.08m x 4.27m) Feature fireplace with mantel above. Wash hand basin. Double glazed window.
• 2 Patio Areas	First Floor Bedroom 4 12'11 x 10'3 (3.94m x 3.12m) Radiator. Feature fireplace. Wash hand basin. Radiator. Double glazed window to rear aspect.
• CHAIN FREE	Bathroom/WC Panelled bath. Low level WC. Pedestal wash hand basin. Double glazed window.
	Shower Room/WC Shower cubicle. Low level WC. Wash hand basin.
	Staircase from First to Second Floor
	Second Floor Bedroom 5 16'10 x 14'2 (5.13m x 4.32m) Radiator. Carpet. Fireplace with surround and mantel above. Wash hand basin. Double glazed window to front aspect.
	Second Floor Bedroom 6 12'9 x 10'4 (3.89m x 3.15m) Radiator. Built in wardrobe. Carpet. Wash hand basin. Double glazed window to rear aspect.
	Second Floor Bedroom 7 10'2 x 8'2 (3.10m x 2.49m) Radiator. Double glazed window to rear aspect.
	Separate WC Low level WC. Wall mounted wash hand basin. Frosted double glazed window.
	Outside There are two areas of patio, the rear being walled and having an additional area of decking.
	Council Tax Band = D