



# TOWN PROPERTY



01323 412200

Freehold



7 Bedroom

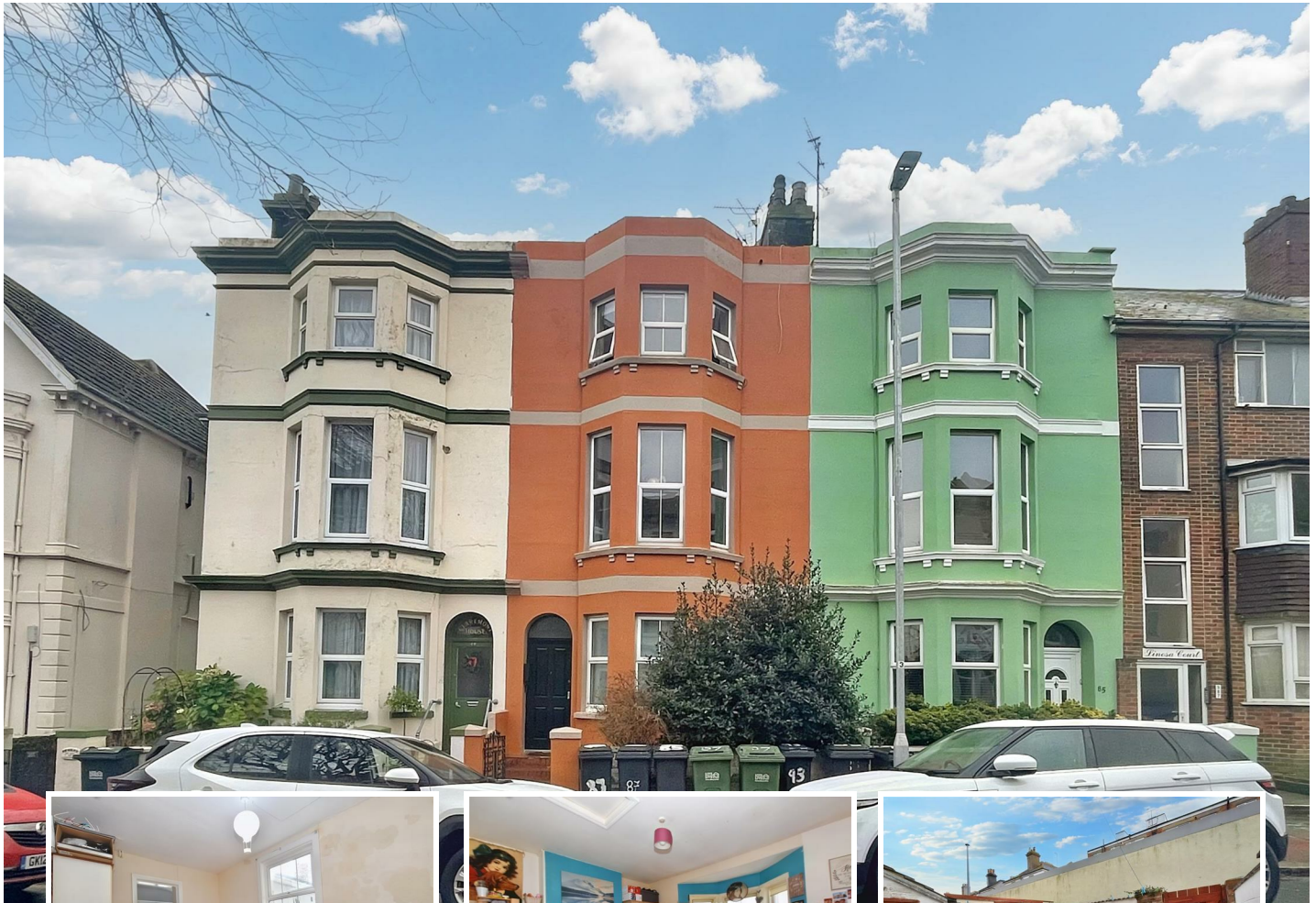


1 Reception



2 Bathroom

£475,000 - £500,000



## 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

	<b>Entrance</b> Double glazed door to-
• <b>Period Townhouse</b>	<b>Entrance Hallway</b> Radiator. Wood laminate flooring.
• <b>7 Bedrooms</b>	<b>Ground Floor Bedroom 1</b> 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.
• <b>Sitting/Dining Room</b>	<b>Ground Floor Bedroom 2</b> 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.
• <b>Kitchen</b>	<b>Ground Floor Sitting/Dining Room</b> 13'9 x 9'9 (4.19m x 2.97m) Radiator. Wood laminate flooring. Double glazed window to side aspect.
• <b>Bathroom/WC</b>	<b>Kitchen</b> 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.
• <b>Shower Room/WC</b>	<b>Stairs from Ground to First Floor Landing</b>
• <b>Separate WC</b>	<b>First Floor Bedroom 3</b> 16'8 x 14'0 (5.08m x 4.27m) Feature fireplace with mantel above. Wash hand basin. Double glazed window.
• <b>2 Patio Areas</b>	<b>First Floor Bedroom 4</b> 12'11 x 10'3 (3.94m x 3.12m) Radiator. Feature fireplace. Wash hand basin. Radiator. Double glazed window to rear aspect.
• <b>CHAIN FREE</b>	<b>Bathroom/WC</b> Panelled bath. Low level WC. Pedestal wash hand basin. Double glazed window.
	<b>Shower Room/WC</b> Shower cubicle. Low level WC. Wash hand basin.
	<b>Staircase from First to Second Floor</b>
	<b>Second Floor Bedroom 5</b> 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.
	<b>Second Floor Bedroom 6</b> 12'9 x 10'4 (3.89m x 3.15m) Radiator. Built in wardrobe. Carpet. Wash hand basin. Double glazed window to rear aspect.
	<b>Second Floor Bedroom 7</b> 10'2 x 8'2 (3.10m x 2.49m) Radiator. Double glazed window to rear aspect.
	<b>Separate WC</b> Low level WC. Wall mounted wash hand basin. Frosted double glazed window.
	<b>Outside</b> There are two areas of patio, the rear being walled and having an additional area of decking.
	<b>Council Tax Band = D</b>

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.