

105 Whitley Road, Eastbourne,
BN22 8LS

Freehold

£525,000



TOWN PROPERTY



01323 412200

Freehold

£525,000



7 Bedroom



1 Reception



7 Bathroom



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Refurbished to a high standard throughout, this extended Period property is geared up for HMO style investment use with a projected gross income of approximately £57,000 pa gross. With seven en suite bedrooms individually metered and with a stylish modern fitted kitchen/dining room with integrated appliances included. In addition, there are landscaped rear gardens which are laid to lawn and patio and a newly block paved area of hardstanding to the front. The property borders Seaside and Roselands and within close walking distance of nearby shops, the seafront and the town centre where the mainline railway station and Beacon shopping centre can be found.



7 Bedroom



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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.

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105 Whitley Road, Eastbourne, BN22 8LS

£525,000**Main Features**

- INVESTORS ONLY
- Refurbished Terraced House
- 7 Bedrooms
- 7 Luxury En-Suite Shower Room/WC's
- Kitchen/Breakfast Room
- Landscaped Rear Garden
- Car Hardstanding

Entrance

Double glazed composite door to-

Entrance Hallway

Radiator. Meter cupboard. Carpet.

Bedroom 1

12'8 x 9'7 (3.86m x 2.92m)

Radiator. Carpet. Double glazed window to front aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.

Bedroom 2

13'8 x 10'3 (4.17m x 3.12m)

Radiator. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.

Kitchen/Breakfast Room

12'9 x 9'7 (3.89m x 2.92m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with surrounding work surfaces with part tiled walls and cupboards and drawers under. Space for and including range cooker and American style fridge freezer. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Extractor. Radiator. Tiled flooring. Double glazed window to side aspect. Door to-

Garden Room/Bedroom 7

13'5 x 10'2 (4.09m x 3.10m)

Radiator. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.

Stairs from Ground to First Floor Landing**Bedroom 3**

14'3 x 9'7 (4.34m x 2.92m)

Radiator. Tiled flooring. Double glazed double doors to rear aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.

Bedroom 4

13'7 x 10'2 (4.14m x 3.10m)

Radiator. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.

Bedroom 5

11'11 x 10'0 (3.63m x 3.05m)

Radiator. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.

Staircase from First to Second (Top) Floor Landing

Access to loft housing new gas boiler (not inspected).

Bedroom 6

14'3 x 10'2 (4.34m x 3.10m)

Radiator. Carpet. Double glazed window to front aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC.

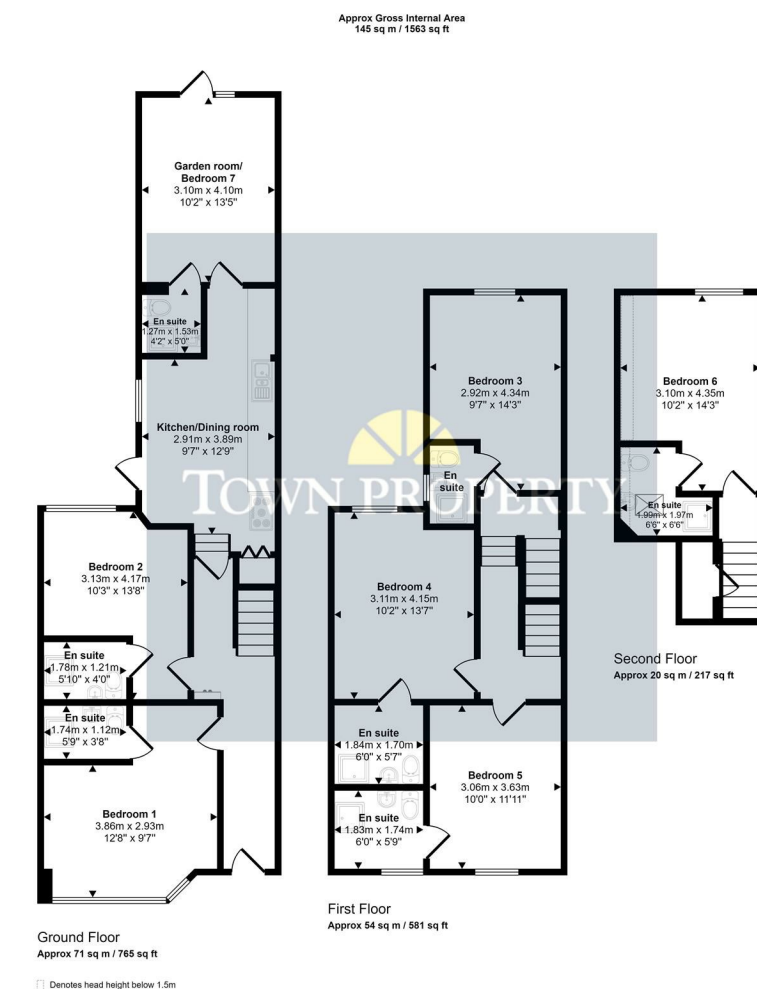
Outside

The landscaped rear gardens are laid to lawn and new patio with a new garden shed also included.

Parking

A newly block paved area of hardstanding is arranged to the front.

Council Tax Band = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spraggy 360.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.