

105 Whitley Road, Eastbourne,
BN22 8LS

Freehold

£525,000



7 Bedroom 1 Reception 7 Bathroom

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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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.

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Main Features	Entrance Double glazed composite door to-
• INVESTORS ONLY • Refurbished Terraced House • 7 Bedrooms • 7 Luxury En-Suite Shower Room/WC's • Kitchen/Breakfast Room • Landscaped Rear Garden • Car Hardstanding	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

