10 Cornfield Terrace, Eastbourne, BN21 4NN

Guide Price £475,000 - £500,000















8 Bedroom





1/2 Reception 2 Bathroom



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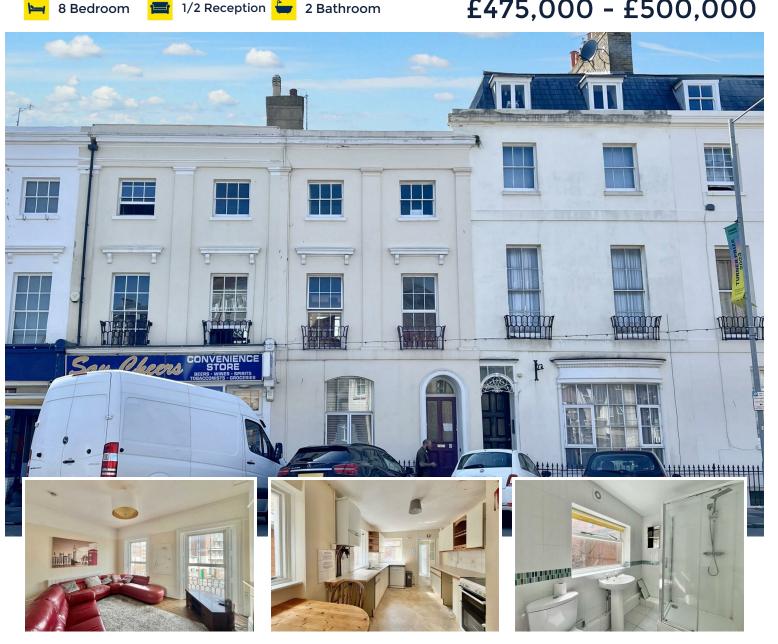
We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an 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.





Freehold

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Positioned just west of Eastbourne's town centre and only moments from Devonshire Park, this distinguished Grade II Listed townhouse presents an exceptional "home plus income" opportunity. Located just a few hundred yards from the Devonshire Park Theatre, the Winter Gardens, the International Lawn Tennis Centre, the seafront, the train station, the Beacon Shopping Centre and the wider town centre, the property occupies one of the area's most sought-after settings. Dating back to 1860 and forming the final unconverted whole residence in the terrace, it is currently arranged as a fully licensed and fully let HMO producing approximately £69,000 per annum. The accommodation comprises eight well-proportioned double bedrooms, two communal kitchens, a dining/utility room, a first-floor sitting room with sea views and multiple shower rooms with additional WCs. The gated rear access opens to a courtyard with potential for off-street parking.





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Main Features

Entrance

Frosted door to-

• Elegant Grade II listed

Entrance Vestibule Inner door to-

townhouse in a prime West **Town Centre coastal location**

Entrance Hallway

· Fully licensed and fully let eightbedroom HMO generating

Descending stairs to Bedrooms 1 & 2. Radiator. Understairs cupboard and generous

approx. £69,000 per annum

Bedroom 1

Configured with two communal

16'8 x 12'6 (5.08m x 3.81m) Radiator. Carpet. Window to front aspect.

kitchens, multiple shower rooms, Bedroom 2

and separate WCs

10'8 x 9'7 (3.25m x 2.92m)

Sea views available from the

Radiator. Carpet. Double glazed window to rear aspect.

storage cupboard housing a fridge freezer. Carpet.

upper floors

Ascending Stairs to:

Gated rear access with potential

Kitchen/Breakfast Room 14'2 x 8'10 (4.32m x 2.69m)

• All tenants on 6-month ASTs

off-street parking

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under.

Space for electric cooker, fridge and freezer. Space and plumbing for dishwasher. Range of wall mounted units. Gas boiler. Windows to rear and side aspects.

with 2-month notice periods

· Tenants informed of sale and open to local transfers

Space and plumbing for washing machine. Door to rear.

· Significant appeal for language

Ground Floor Shower Room/WC

school placements and student

Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

hosting

Ascending Stairs to:

 Excellent proximity to Devonshire Park, theatres, the

Ground Floor Bedroom 3 13'4 x 12'1 (4.06m x 3.68m)

seafront, and private schools

Radiator. Fireplace with surround and mantel above. Carpet. Double glazed window to

front aspect.

• Strong scope for conversion to flats or a single dwelling, subject

to consents

Bedroom 4

13'11 x 10'9 (4.24m x 3.28m)

Radiator. Carpet. Fireplace with surround and mantel above. Pedestal wash hand basin.

Window to rear aspect.

Stairs from Ground Floor to:

Bedroom 5

9'11 x 8'6 (3.02m x 2.59m)

Radiator. Pedestal wash hand basin. Carpet. Window to rear aspect.

Separate WC

Low level WC. Wall mounted wash hand basin.

Staircase to First Floor

Sitting Room

16'5 x 12'10 (5.00m x 3.91m)

Radiator. Double glazed window to front aspect.

Dining Room/Kitchen

13'3 x 10'5 (4.04m x 3.18m)

Single drainer sink unit and units under. Space for cooker, fridge and freezer. Double glazed window to rear aspect.

Stairs to:

Bedroom 6

8'6 x 7'11 (2.59m x 2.41m)

Radiator. Carpet. Window to rear aspect.

Shower Room/WC

Shower cubicle with wall mounted shower, Pedestal wash hand basin, Low level WC. Radiator, Frosted window.

Ascending Stairs to Second Floor Rooms

Bedroom 7

16'10 x 12'8 (5.13m x 3.86m)

Radiator. Carpet. Window to front aspect with sea views.

Bedroom 8

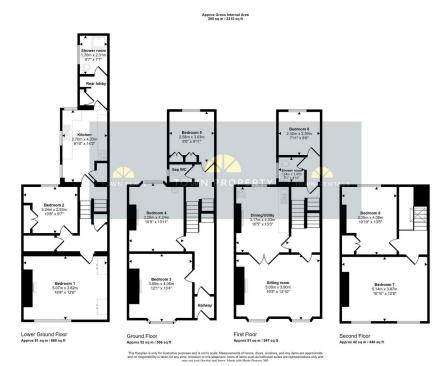
13'5 x 10'10 (4.09m x 3.30m)

Radiator. Carpet. Built in wardrobe. Window to rear aspect.

There is gated rear access for occasional vehicular use.

Council Tax Band = E

EPC = D



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