

10 Cornfield Terrace,  
Eastbourne, BN21 4NN

Freehold

Guide Price  
£500,000 - £525,000



 8 Bedroom  1/2 Reception  2 Bathroom



TOWN PROPERTY [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

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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Located on the West of the town centre, just yards from Eastbourne's theatre district and dating back to 1860, this Grade 2 Listed elegant townhouse, the last remaining whole property in the terrace, is currently used as a student letting house with eight double bedrooms and one/two receptions where sea views are enjoyed from the upper floors. The property is arranged with a central kitchen and a dining/utility room, with a first floor sitting room and gated rear access to the courtyard which doubles as off street parking if needed. In addition, there are two shower room/wc's and a further separate WC also included. With nearby shops and eateries and Devonshire Park also easily accessible, this lovely property provides existing investment use but also has scope to convert back to a single residential dwelling or conversion to flats, subject to consents.

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Main Features

- Terraced House
- 8 Bedrooms
- Sitting Room
- 2 x Kitchen/Dining/Breakfast Room's
- 2 x Shower Room/WC's
- Further Separate WC
- Patio Garden
- CHAIN FREE
- Sea Views
- Investment Property

Entrance  
Frosted door to-

Entrance Vestibule  
Inner door to-

Entrance Hallway  
Descending stairs to Bedrooms 1 & 2. Radiator. Understairs cupboard and generous storage cupboard housing a fridge freezer. Carpet.

Bedroom 1  
16'8 x 12'6 (5.08m x 3.81m)  
Radiator. Carpet. Window to front aspect.

Bedroom 2  
10'8 x 9'7 (3.25m x 2.92m)  
Radiator. Carpet. Double glazed window to rear aspect.

Ascending Stairs to:

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

Rear Lobby  
Space and plumbing for washing machine. Door to rear.

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

Ascending Stairs to:

Ground Floor Bedroom 3  
13'4 x 12'1 (4.06m x 3.68m)  
Radiator. Fireplace with surround and mantel above. Carpet. Double glazed window to front aspect.

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.

Outside  
There is gated rear access for occasional vehicular use.

Council Tax Band = E

EPC = D

