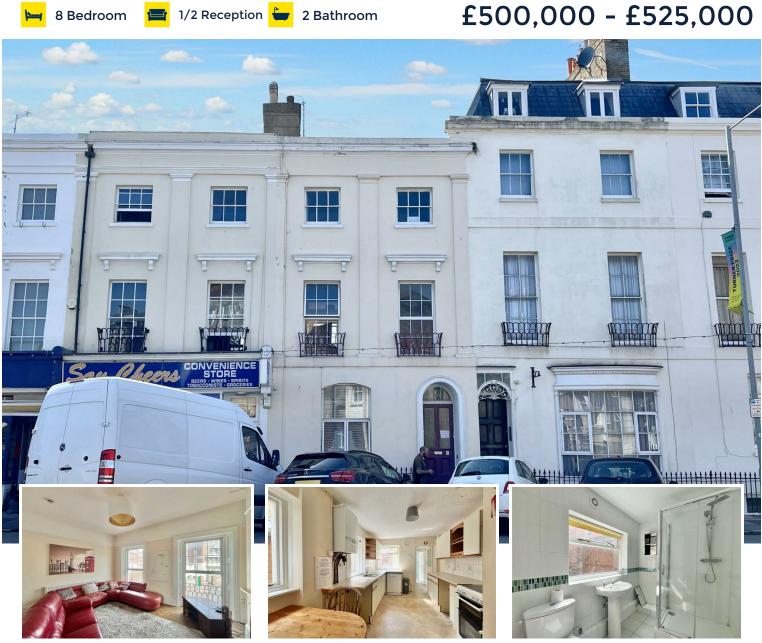


Freehold

Guide Price

1/2 Reception 📛 2 Bathroom

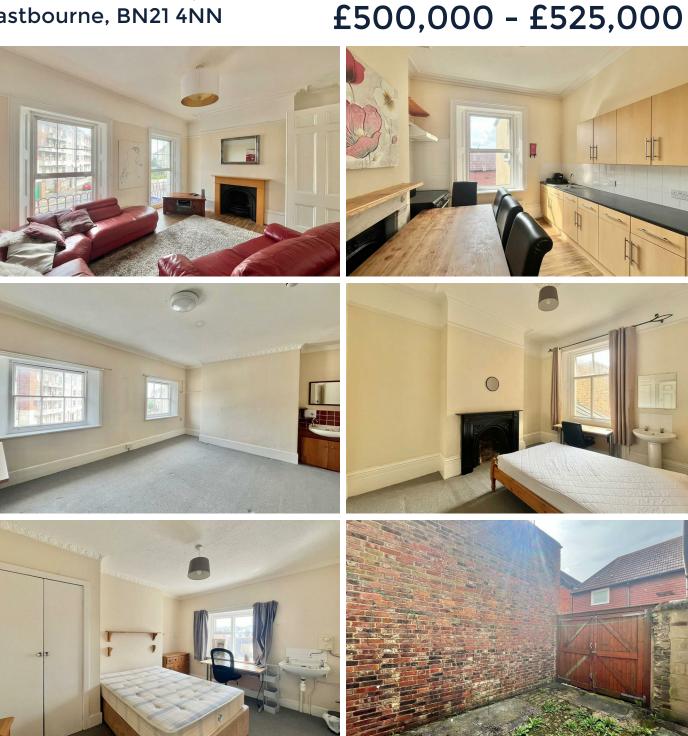


10 Cornfield Terrace, Eastbourne, BN21 4NN

*** GUIDE PRICE £500,000 - £525,000 ***

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.

10 Cornfield Terrace, Eastbourne, BN21 4NN



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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.

🛏 8 Bedroom



Freehold **Guide Price**

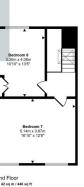
	Main Features	Entrance Frosted door to-	Dining Room/Kitchen 13'3 x 10'5 (4.04m x 3.18m) Single desines sink with and write under Space for eacher fri
	 Terraced House 	Entrance Vestibule	Single drainer sink unit and units under. Space for cooker, fric
	8 Bedrooms	Inner door to-	Stairs to:
	Sitting Room	Entrance Hallway Descending stairs to Bedrooms 1 & 2. Radiator. Understairs cupboard and generous	Bedroom 6 8'6 x 7'11 (2.59m x 2.41m)
	• 2 x Kitchen/Dining/Breakfast	storage cupboard housing a fridge freezer. Carpet.	Radiator. Carpet. Window to rear aspect.
	Room's	Bedroom 1 16'8 x 12'6 (5.08m x 3.81m)	Shower Room/WC Shower cubicle with wall mounted shower. Pedestal wash ha
	• 2 x Shower Room/WC's	Radiator. Carpet. Window to front aspect.	Ascending Stairs to Second Floor Rooms
	Further Separate WC		Bedroom 7
	Patio Garden	10'8 x 9'7 (3.25m x 2.92m) Radiator. Carpet. Double glazed window to rear aspect.	16'10 x 12'8 (5.13m x 3.86m)
	CHAIN FREE	Ascending Stairs to:	Radiator. Carpet. Window to front aspect with sea views.
	• CHAIN FREE	Kitchen/Breakfast Room	Bedroom 8
	• Sea Views	14'2 x 8'10 (4.32m x 2.69m)	13'5 x 10'10 (4.09m x 3.30m) Radiator. Carpet. Built in wardrobe. Window to rear aspect.
	Investment Property	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.	Outside There is gated rear access for occasional vehicular use.
			Council Tax Band = E
		Rear Lobby Space and plumbing for washing machine. Door to rear.	EPC = D
		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.	Approx Gross Internal Area 305 sq m / 2210 sq ft Shower room 1,7m x 23 m
		Ascending Stairs to:	Ber lobby
		Ground Floor Bedroom 3 13'4 x 12'1 (4.06m x 3.68m)	Kitchen 2 Seber 10 June Bedroom 6 2 Seber 10 June 7 111 + 800 P 2 Seber 10 June 2 Seber 10 June 9 Seber 10 June 10 June 10 Seber 10 June
		Radiator. Fireplace with surround and mantel above. Carpet. Double glazed window to front aspect.	Kitchen 2.50m + 3.00m 27.0m + 4.22m 2.50m + 3.00m 910* + 4.22 569.000m 569.000 50m + 1.20m
		Bedroom 4 13'11 x 10'9 (4.24m x 3.28m) Redictor Cornet Firenlace with surround and mental shave. Redectal week hand been	
		Radiator. Carpet. Fireplace with surround and mantel above. Pedestal wash hand basin. Window to rear aspect.	00° x 07° 3.0° x 424/m 10° x 131° 10° x 131° 10° x 131° 10° x 131°
		Stairs from Ground Floor to:	
		Bedroom 5 9'11 x 8'6 (3.02m x 2.59m)	Bitchoom 1 Stitting room 5.07m; 3.32m 3.08m; 4.02m 1697; k 1297 1297; k 1347
		Radiator. Pedestal wash hand basin. Carpet. Window to rear aspect.	└ <u></u> 」」」└────┴─┘└────┙└─
		Separate WC Low level WC. Wall mounted wash hand basin.	Lowier Ground Floor Approx 61 stq m / 660 sq ft The forgies is only / 54 sq m / 550 sq m
		Staircase to First Floor	
		Sitting Room	www.town-property
		16'5 x 12'10 (5.00m x 3.91m) Radiator. Double glazed window to front aspect.	Town Property endeavour to maintain acc however, these are intended only
			nowever, these are intelled only

Freehold

Guide Price £500,000 - £525,000

fridge and freezer. Double glazed window to rear aspect.

hand basin. Low level WC. Radiator. Frosted window.



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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.