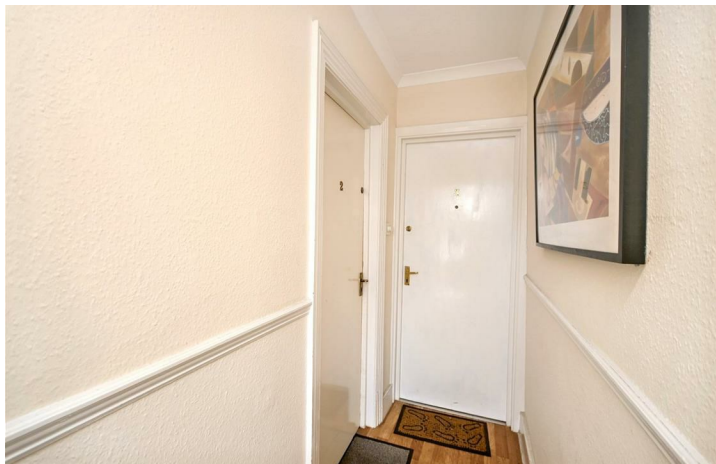


119 Tideswell Road,
Eastbourne, BN21 3RH

Freehold

£425,000



3 Bedroom 3 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com 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.



TOWN PROPERTY



01323 412200

Freehold

£425,000

3 Bedroom 3 Reception 3 Bathroom



119 Tideswell Road, Eastbourne, BN21 3RH

Calling all investors! This substantial three storey period terraced property, perfectly positioned in the heart of the town centre, presents an exceptional buy-to-let opportunity. Split into three spacious one bedroom flats, the building currently generates a strong annual income of £32,424, with all units let on assured shorthold tenancy agreements. Each flat offers well proportioned accommodation, modern fittings and double glazing throughout appealing to reliable long-term tenants. The lower ground floor flat enjoys its own private entrance and garden, while each flat benefits from separate utilities for easy management. The entire property is being sold under one title, including the freehold, providing full control and future investment potential. With its prime central location just moments from shops, restaurants, transport links and other amenities this is a rare opportunity to acquire a ready made income generating asset in a highly sought after area. Early viewing is highly recommended!



www.town-property.com



info@town-property.com

119 Tideswell Road, Eastbourne, BN21 3RH

£425,000

Main Features

- Perfect For Investors
- 3 Storey Period Terraced Property Split Into 3x One Bedroom Flats
- Private Garden To Flat 1
- Double Glazing Throughout
- All Units Let On Assured Shorthold Tenancy Agreements
- Separate Utilities For Each Flat
- Town Centre Location
- Freehold

LOWER GROUND FLOOR - FLAT 1:

Entrance
Steps down to private entrance door to -

Hallway
Radiator.

Lounge
14'7 x 12'7 (4.45m x 3.84m)
Radiator. Double glazed bay window to front aspect.

Fitted Kitchen
14'8 x 8'9 (4.47m x 2.67m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Plumbing and space for washing machine. Wall mounted boiler. Radiator. Double glazed window to side aspect. Double glazed door to rear garden.

Bedroom
12'8 x 12'6 (3.86m x 3.81m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Double glazed window to rear aspect.

Outside
Rear garden with fenced boundaries and gate for rear access.

Flat 1, EPC = D

HALL FLOOR - FLAT 2:

Entrance
Steps up to communal entrance. Communal hallway with private entrance door to -

Hallway
Understairs storage space.

Bay Window Lounge
15'0 x 11'11 (4.57m x 3.63m)
Radiator. Double glazed bay window to front aspect.

Fitted Kitchen
9'1 x 7'10 (2.77m x 2.39m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Plumbing and space for washing machine. Wall mounted boiler. Double glazed window to rear aspect.

Bedroom
12'5 x 9'1 (3.78m x 2.77m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Double glazed window to rear aspect.

Flat 2, EPC = C

FIRST FLOOR - FLAT 3:

Entrance
Steps up to communal entrance. Communal hallway with private entrance door to -

Stairs & Landing
Stairs to first floor landing.

Lounge
16'10 x 13'0 (5.13m x 3.96m)
Radiator. Fitted storage to chimney recess. Double glazed window to front aspect.

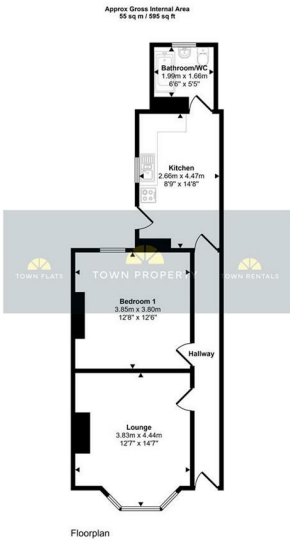
Fitted Kitchen
8'11 x 7'10 (2.72m x 2.39m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Plumbing and space for washing machine. Wall mounted boiler. Radiator. Double glazed window to rear aspect.

Bedroom
13'10 x 11'0 (4.22m x 3.35m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

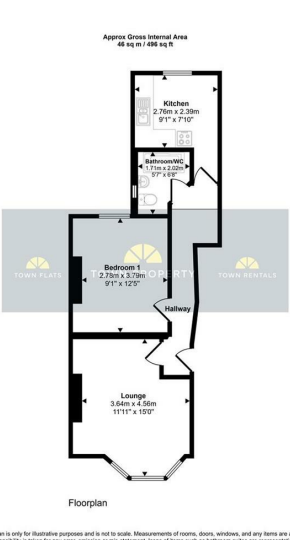
Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Flat 3, EPC = C

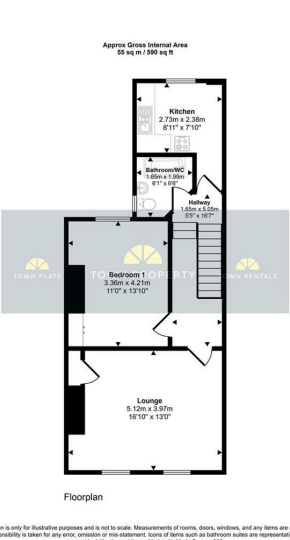
All Flats - Council Tax Band = A



FLAT 1



FLAT 2



FLAT 3

www.town-property.com | E.info@town-property.com | T. 01323 412200

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.