



# TOWN PROPERTY



01323 412200

Freehold



5 Bedroom



1 Reception



2 Bathroom

**Guide Price**  
**£400,000 - £425,000**



**95 Tideswell Road, Eastbourne, BN21 3RH**

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Approx gross income - £34,860 per annum. Being sold CHAIN FREE, this superbly appointed Period townhouse in the town centre of Eastbourne has an HMO license and provides up to five/six double bedrooms and is notable for fitted shutters and general good decorative order throughout. Featuring a sitting room/Bed 6, spacious fitted kitchen/breakfast room and useful utility area, access is gained from here to the walled rear garden. In addition, the property boasts a ground floor bathroom/wc, upper floor shower room and a separate wc. The house would also suit family or home and income use with numerous amenities including new The Beacon shopping complex, Victorian Pier and the nearby mainline railway station where direct trains run to London Victoria.



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## Main Features

- Superb Terraced House
- 5/6 Bedrooms
- Sitting Room/Bedroom 6
- Kitchen/Breakfast Room
- Utility Area
- Ground Floor Bathroom/WC
- Shower Room
- Cloakroom
- Walled Garden
- CHAIN FREE

### Entrance

Steps to lower ground floor. Door to-

### Entrance Hallway

Radiator. Wood laminate flooring.

### Bathroom/WC

Panelled bath. Low level WC. Pedestal wash hand basin. Radiator.

### Sitting Room/Bedroom 6

15'01 x 12'02 (4.60m x 3.71m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

### Kitchen/Breakfast Room

13'0 x 12'10 (3.96m x 3.91m)

Range of units comprising bowl and half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with inset four burner gas hob and electric oven under. Range of wall and base units and space for fridge and freezer.

### Rear Hall

Double glazed double doors to rear.

### Utility Area

Housing gas boiler and space and plumbing for auto washing machine and tumble dryer.

### Stairs from Ground to First Floor Landing

### Bedroom 1

13'06 x 10'05 (4.11m x 3.18m)

Radiator. Fireplace and mantle. Wood laminate flooring. Double glazed window to front aspect.

### Bedroom 2

13'06 x 10'05 (4.11m x 3.18m)

Radiator. Carpet. Double glazed window to rear aspect.

### Cloakroom

Low level WC. Pedestal wash hand basin. Frosted double glazed window.

### Bedroom 3

13'0 x 12'05 (3.96m x 3.78m)

Radiator. Built-in wardrobes. Carpet. Double glazed window to front aspect.

### Bedroom 4

13'06 x 10'04 (4.11m x 3.15m)

Radiator. Carpet. Double glazed window to rear aspect.

### Shower Room

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Radiator. Velux window.

### Bedroom 5

Radiator. Carpet. Velux window.

### Outside

There is a walled patio garden to the rear of the property which is laid to decking.

Council Tax Band = B

EPC = D