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

### **Entrance**

Steps to lower ground floor. Door to-

• Superb Terraced House

**Entrance Hallway** 

• 5/6 Bedrooms

Radiator. Wood laminate flooring.

Sitting Room/Bedroom 6

Bathroom/WC

· Kitchen/Breakfast Room

Sitting Room/Bedroom 6 15'01 x 12'02 (4.60m x 3.71m)

· Ground Floor Bathroom/WC

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

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

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.

Double glazed double doors to rear.

Cloakroom

Shower Room

Walled Garden

Utility Area

Rear Hall

**Utility Area** CHAIN FREE

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.

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

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.

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

### Council Tax Band = B

EPC = D

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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.