Freehold

7 West Terrace,
Eastbourne, BN21 4QX

Guide Price
£465,000 - £500,000








6 Bedroom | 2 Reception | 1 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.

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GUIDE PRICE £465,000 - £495,000
Offered to the market chain free, this substantial three storey period property presents an exceptional opportunity for investors, business owners or those seeking highly versatile accommodation. The lower ground floor is currently arranged as a clinic with its own private entrance, comprising an office, three treatment rooms (two of which were originally one larger room), a WC and direct access to the rear garden. Subject to the necessary consents, the property lends itself perfectly to conversion into a House in Multiple Occupation (HMO) or three self contained apartments. Equally, the original internal staircase between the lower ground floor and hall floor remains in place, concealed behind a stud wall, and could be easily reopened to restore the property as one impressive family home. The upper floors currently provide a spacious three bedroom maisonette with its own private entrance, featuring two reception rooms, a kitchen and family bathroom. Ideally located within easy reach of Eastbourne's town centre, mainline railway station and award winning seafront, this is a rare opportunity offering outstanding flexibility and future potential.

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Main Features

- Substantial Three Storey Period Property
- Flexible Home & Business Opportunity
- Potential For HMO Or Conversion (STPP)
- Self Contained Lower Ground Floor
- Three Bedroom Maisonette Above
- Original Staircase Easily Reinstated
- Private Rear Garden
- Located In The Immediate Town Centre
- CHAIN FREE

Entrance
Steps up to hall floor private entrance door to -

Hallway
Timber front door with fan light. Exposed floorboards. Radiator. The base of the staircase has been boarded but could be reinstated very easily for the stairs back to the lower ground floor.

Bay Windowed Lounge
17'1 x 14'9 (5.21m x 4.50m)
Radiator. Feature fireplace. Coved ceiling. Ceiling rose. Double glazed bay window to front aspect.

Dining Room
14'11 x 12'9 (4.55m x 3.89m)
2 Radiators. Fitted units to chimney recesses. Coved ceiling. Ceiling rose. Double glazed window to rear aspect.

Fitted Kitchen
14'9 x 10'0 (4.50m x 3.05m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob. Eye level double oven. Integrated dishwasher and fridge/freezer. Radiator. Double glazed window to side aspect. Double glazed back door.

Rear Porch
Part brick, part timber construction. Plumbing and space for washing machine. Back door.

Rear Garden
Patio rear garden with walled boundaries, gate for rear access, 2 covered storage areas and additional storage area under house which houses the gas boiler.

Stairs from Hall Floor to First Floor Landing:
Loft access (not inspected).

Bedroom 1
13'1 x 12'6 (3.99m x 3.81m)
Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bedroom 2
12'6 x 11'4 (3.81m x 3.45m)
Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 3
Radiator. Double glazed window to front aspect.

Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window.

LOWER GROUND FLOOR
Currently used as a clinic with treatment rooms, the former staircase adjoining with upstairs is still in place and can be reinstated very easily.

Entrance
Private front door accessed via steps down from the front.

Cloakroom
Low level WC. Wash hand basin. Double glazed window to front aspect.

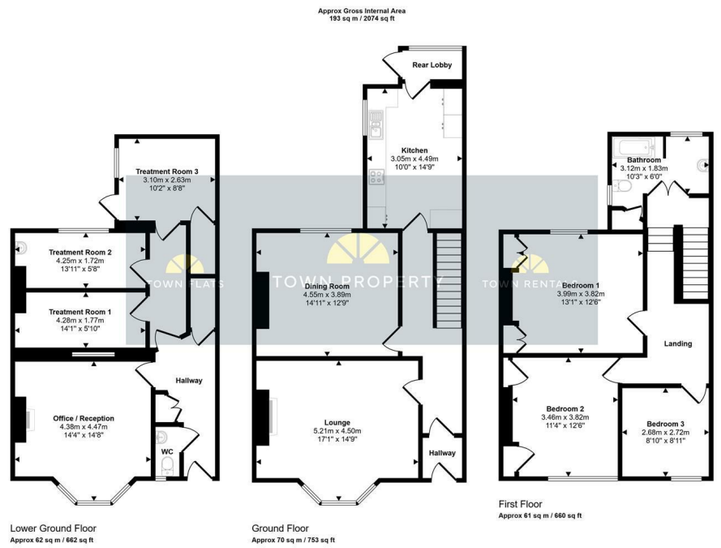
Office/Reception
14'8 x 14'4 (4.47m x 4.37m)
Formally would have been a reception/bedroom.
Night storage heater. Double glazed bay window to front aspect.

Treatment Rooms 1 & 2
14'1 x 5'10 / 13'11 x 5'8 (4.29m x 1.78m / 4.24m x 1.73m)
Formally would have been one room and can be reverted back very easily.
2 Night storage heaters. Wash hand basin. Double glazed window to rear aspect.

Treatment Room3
10'2 x 8'8 (3.10m x 2.64m)
Understairs storage cupboard. Double glazed window to side aspect. Back door.

EPC = D

Council Tax Band = F



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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.