



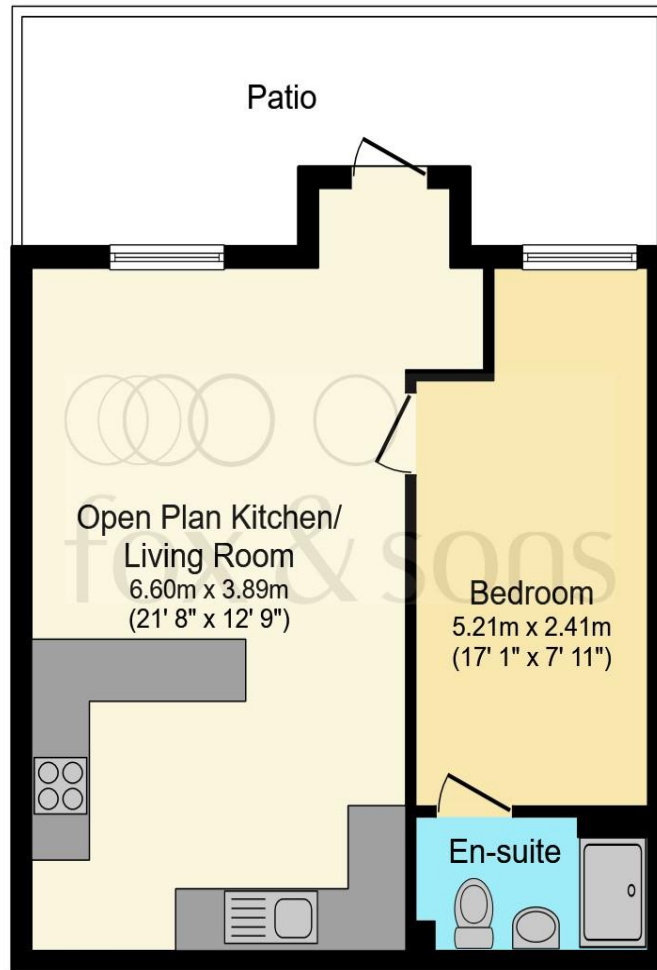
**Grove Road, Eastbourne BN21 4TT**

**welcome to**

**Grove Road, Eastbourne**

Fox & Sons are delighted to present to market an extremely rare residential/commercial opportunity located in the desirable Little Chelsea area of Eastbourne close to the main train station. This commercial premises and one bedroom flat generates a combined rental income of £25,700 per annum.





## One Bedroom Apartment

### Open Plan Lounge / Kitchen

21' 8" x 12' 9" ( 6.60m x 3.89m )

### Lounge

### Kitchen

### Bedroom

17' 1" x 7' 11" ( 5.21m x 2.41m )

### En - Suite

### Private Garden

### Commercial Premisis

Total floor area 43.3 m<sup>2</sup> (466 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Grove Road, Eastbourne

- \*\*\* GUIDE PRICE - £290,000 - £310,000 \*\*\*
- \*\*\* ATTENTION INVESTORS \*\*\*
- ONE BEDROOM FLAT AND SHOP
- INCOME GENERATING £25,700 PER ANNUM
- FREEHOLD

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£290,000 - £310,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN119834](https://fox-and-sons.co.uk/Property/EBN119834)



Property Ref:  
EBN119834 - 0008

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