

11 CORNFIELD TERRACE, EASTBOURNE, BN21 4NS

Grade II Listed Unbroken Residential Freehold Investment Arranged As 5 x Self-Contained Flats

austin gray



PRICE £650,000

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Description

An opportunity to purchase this Grade II Listed inner terraced unbroken freehold investment property. The accommodation is configured over 5 main floors, including lower ground, ground, first, second and third floors, arranged as 5 self-contained flats. The property is currently producing an annual income of approximately £43,500 per annum exclusive, however, the annual income will increase once the ground floor flat is tenanted. The ground floor flat was previously let at £1,100pcm which would bring the total approximate annual income to £56,700 per annum exclusive when fully occupied.

Situation

The property is located in Cornfield Terrace, close to the Memorial Roundabout and within Eastbourne's immediate town centre. Numerous amenities are close by including The Beacon shopping centre, various cafes and restaurants and the famous Devonshire Park, home to the Lexus Eastbourne Open tennis tournament. The mainline railway station, with direct links to London and Brighton, is within walking distance, as is the seafront.

Accommodation

The property has the following approximate Net internal floor areas:

FLOOR	SQ.M	SQ.FT
Lower Ground (Flat 1)	43.81	471.5
Ground (Flat 2)	51.89	558.5
First (Flat 3)	56.20	604.9
Second (Flat 4)	57.04	613.9
Third (Flat 5)	37.19	400.3
Total	246.13	2,649.29





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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EPC's

FLOOR	EPC
Lower Ground	D
Ground	E
First	E
Second	E
Third	E

COUNCIL TAX

FLOOR	BAND
Lower Ground	A
Ground	B
First	B
Second	B
Third	A



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Tenancies

FLOOR	RENT / £ PCM	RENT / £ PA	Tenancies
Lower Ground (Flat 1)	£800pcm	£9,600	1 bed - Let on and AST from 24 July 2025 expiring 23 January 2026. The tenant is holding over.
Ground (Flat 2)			Vacant 2 Bed, previously let at £1,100pcm
First (Flat 3)	£1,000	£12,000	2 Bed - Let on an AST from 25 September 2025 expiring 24 March 2026
Second (Flat 4)	£1,000	£12,000	2 Bed - Let on an AST for a term of 12 months from 16 July 2025
Third (Flat 5)	£825	£9,900	1 Bed – Let on an AST from 13 October 2025 expiring 12 April 2026

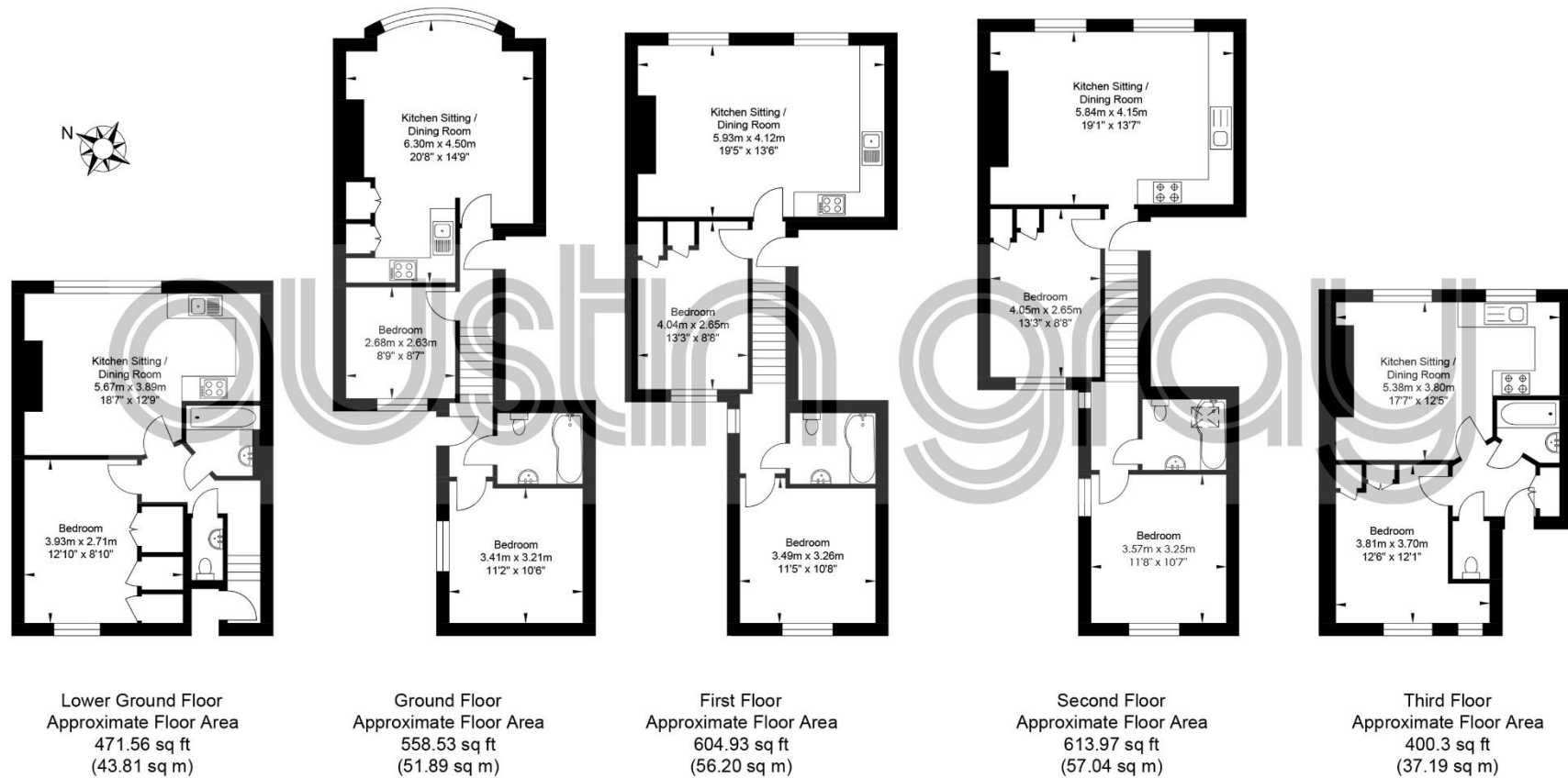
Agent Notes

- Annual income to increase once the Ground Floor flat is tenanted.
- From 1st May 2026 fixed term Assured Shorthold Tenancies (AST) will automatically convert to rolling Periodic Tenancies.

VAT & Legal Fees

We understand the property is not elected for VAT. Each party to bear their own legal costs incurred.

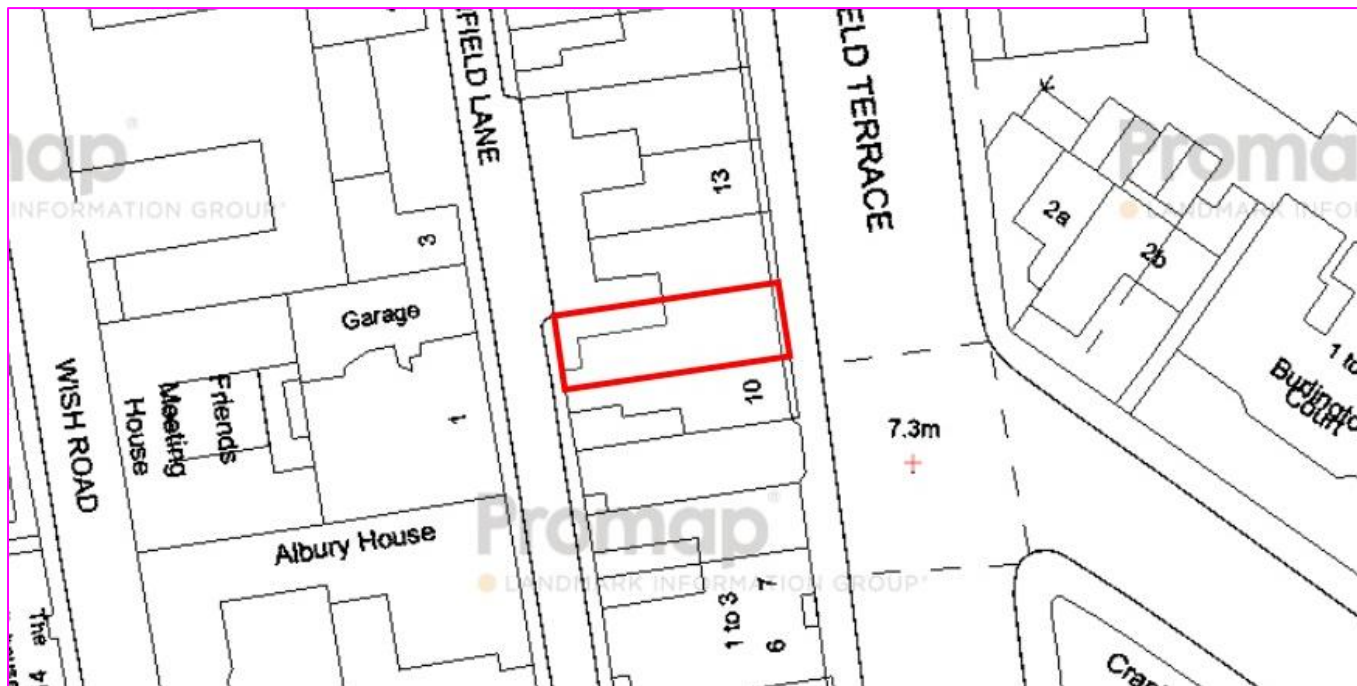
Cornfield Terrace



Approximate Gross Internal Area = 246.13 sq m / 2649.29 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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