



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



Seaside, Eastbourne, BN22 7QL

Freehold | Investment - Let | 5 Bedrooms

A freehold property that comprises of three flats, plus an underutilized lower ground floor. The flats offer an annual rental income of £31,800, a potential yield of 8.4%. It is ideally located close to Eastbourne's seafront as well as walking distance to the town centre and train station. The current owner has invested into the Grade II Listed property including extensive balcony works, boiler replacements and installing double glazed sash windows.

FOR SALE
FREEHOLD
£375,000

Location

The property is perfectly located one road back from Eastbourne's seafront and promenade; ideal for those wanting to live by the sea. Nearby you will also find local shops, amenities and bus routes. Eastbourne town centre is within walking distance as well as the train station which is less than a mile away. The town is host year round events including International Tennis Tournament, Airbourne and vintage car rally.

Accommodation

Flat 1

EPC rating: C

Rent: £850 pcm

A ground floor one bedroom flat that has use of the private rear garden. It has a living room with bay window, separate kitchen, bedroom and bathroom.

Flat 2

EPC Rating: C

Rent: Currently let and achieving £900pcm

A first floor two bedroom flat which has a open plan living space, bathroom and two bedrooms.

Flat 3

EPC Rating: C

Rent: £900pcm

A second floor two bedroom flat which has open plan living space, bathroom and two bedrooms.

Floor Plan



FLOOR 1: GROSS INTERNAL AREA TOTAL: 47 m²/510 sq ft FLOOR 1: 47 m²/510 sq ft SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.