



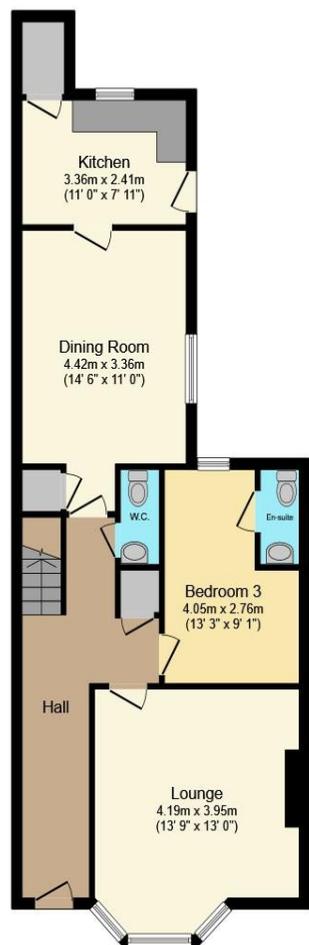
**Pevensey Road, Eastbourne BN21 3HR**

**welcome to**

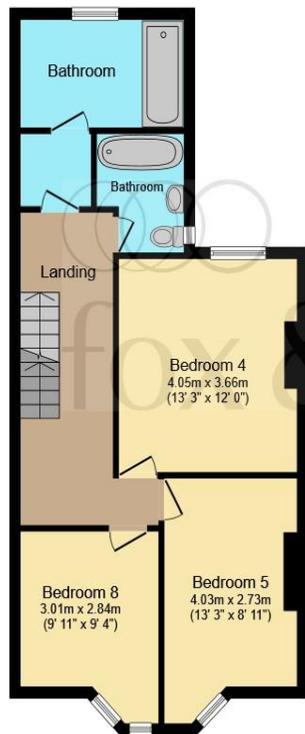
**Pevensey Road, Eastbourne**

\*GUIDE PRICE-£390,000-£415,000\*A substantial property offering great investment potential located within the heart of Eastbourne's town centre comprising of; living room, dining room, kitchen, eight bedrooms, family bathroom and en-suite to the top floor bedroom.





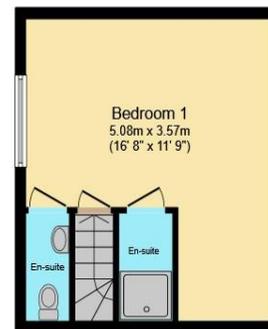
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

**Entrance Porch**

**Entrance Hall**

**Lounge**

16' 5" into bay x 13' 8" into recess ( 5.00m into bay x 4.17m into recess )

**Dining Room**

14' 6" x 11' max ( 4.42m x 3.35m max )

**Kitchen**

10' 10" max x 7' 10" ( 3.30m max x 2.39m )

**Room 1**

13' 2" max x 9' 1" ( 4.01m max x 2.77m )

**En - Suite**

**Cloakroom**

**First Floor Landing**

**Room 2**

13' 5" into bay x 9' 3" ( 4.09m into bay x 2.82m )

**Room 3**

16' 9" into bay x 8' 10" max ( 5.11m into bay x 2.69m max )

**Room 4**

13' 4" max x 12' 4" max ( 4.06m max x 3.76m max )

**Laundry Room**

9' 11" max x 6' 9" max ( 3.02m max x 2.06m max )

Total floor area 209.7 m<sup>2</sup> (2,257 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)

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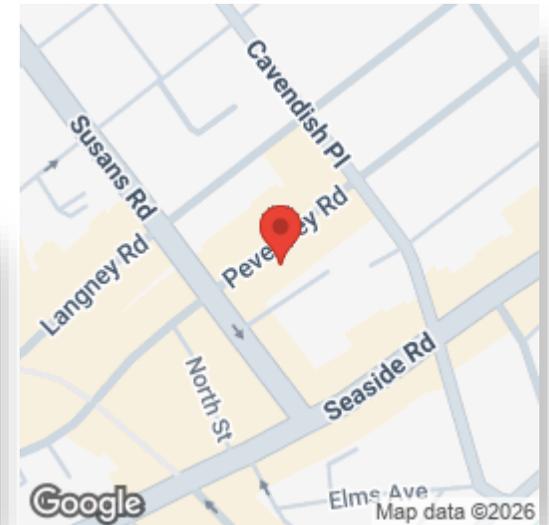
## Pevensey Road, Eastbourne

- GUIDE PRICE-£390,000-£415,000
- TOWN CENTRE LOCATION
- DEVELOPMENT POTENTIAL STPP
- CLOSE TO SEAFRONT
- EIGHT BEDROOMS

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

guide price

**£390,000 - £415,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120591](https://fox-and-sons.co.uk/Property/EBN120591)



Property Ref:  
EBN120591 - 0003

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