



TOWN PROPERTY



01323 412200

Freehold

Guide Price

 5 Bedroom  1 Reception  1 Bathroom

£260,000 - £295,000



1 Havelock Road, Eastbourne, BN22 8EX

GUIDE PRICE £260,000 - £280,000

A substantial and characterful five bedroom period property, occupying a prominent corner position on the corner of Havelock Road and Firle Road. The unique building stands apart from the surrounding homes and offers an exciting opportunity for investors, developers and even home owners searching for a large centrally located home that needs updating. Currently arranged as a five bedroom HMO, the property has provided consistently popular rental accommodation for many years and enjoys a highly convenient central location close to a wide range of amenities, transport links and the seafront. While the property would benefit from a programme of updating and modernisation, it offers tremendous scope and potential for enhancement, with generous accommodation and an individual layout rarely found in the area. Whether retained as an investment property or reimagined for alternative uses, this handsome period building presents a rare opportunity to acquire a landmark home with significant future potential in a sought-after central setting.

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Main Features

- Substantial Five Bedroom Period HMO

- Prominent Corner Position

- Period Property

- Long Established and Popular Rental Investment

- Generous and Flexible Accommodation

- Requiring Modernisation and Updating

- Excellent Potential

- Centrally Located

Entrance

Single glazed door and windows to the front aspect.

Hallway

Radiator.

Double Aspect Bedroom 1

13'9 x 13'5 (4.19m x 4.09m)

Radiator. Wand wash hand basin. Double glazed windows to the front & side aspects

Bedroom 2

11'0 x 10'11 (3.35m x 3.33m)

Radiator. Wash hand basin. Understairs storage cupboard. Double glazed box bay window to the side aspect

Lounge

19'4 x 11'9 (5.89m x 3.58m)

Radiator. Airing cupboard. Double glazed box bay window to the front aspect.

Fitted Kitchen

13'5 x 7'2 (4.09m x 2.18m)

Fitted with a range of wall and base units. Worktop with inset one & a half bowl single drainer sink unit. Built-in Electric hob and oven under. Extractor hood. Gas boiler. 2 double glazed windows to the front aspect.

Utility Area

Work surfaces with plumbing for a washing machine beneath. Double glazed door leading to the courtyard garden.

Ground Floor Cloakroom

Low level WC. Single glazed window to the side aspect

Stairs from Ground to First Floor Landing:

Access to loft area (not inspected). Fitted storage cupboard.

Double Aspect Bedroom 3

11'3 x 8'6 (3.43m x 2.59m)

Radiator. Wash hand basin. Double glazed windows to the front & side aspects.

Bedroom 4

13'11 x 11'8 (4.24m x 3.56m)

Radiator. Wash hand basin (scheduled for removal). Double glazed bay window to the side aspect.

Bedroom 5

20'1 x 10'10 (6.12m x 3.30m)

Radiator. Wash hand basin. Double glazed box bay window to the front aspect

Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Frosted double glazed window.

Outside

Courtyard area to the side of the property.

EPC = D

Council Tax Band = C

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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.