Freehold

10 Cornfield Terrace, Eastbourne, BN21 4NN

Auction Guide Price £480,000 - £500,000








8 Bedroom | 1/2 Reception | 2 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.

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AUCTION GUIDE PRICE – £480,000 - £500,000 PLUS FEES
LOT – 10 CORNFIELD TERRACE, EASTBOURNE, EAST SUSSEX, BN21 4NN
THE PROPERTY IS TO BE OFFERED ONLINE BY CLIVE EMSON AUCTIONEERS ON 24 SEPTEMBER 2026
TO REGISTER TO BID, VIEW LEGAL DOCUMENTATION OR FOR GENERAL AUCTION ENQUIRIES PLEASE CONTACT THE AUCTIONEERS OR VISIT THEIR WEBSITE CLIVEEMSON.CO.UK

Positioned just west of Eastbourne's town centre and only moments from Devonshire Park, this distinguished Grade II Listed townhouse presents an exceptional "home plus income" opportunity. Located just a few hundred yards from the Devonshire Park Theatre, the Winter Gardens, the International Lawn Tennis Centre, the seafront, the train station, the Beacon Shopping Centre and the wider town centre, the property occupies one of the area's most sought-after settings. Dating back to 1860 and forming the final unconverted whole residence in the terrace, it is currently arranged as a fully licensed and fully let HMO producing approximately £69,000 per annum. The accommodation comprises eight well-proportioned double bedrooms, two communal kitchens, a dining/utility room, a first-floor sitting room with sea views and multiple shower rooms with additional WCs. The gated rear access opens to a courtyard with potential for off-street parking. This property is well suited to buy-to-let investors, language school operators or lifestyle purchasers seeking a high-yielding coastal asset within an exceptionally convenient and culturally vibrant location. With unrivalled proximity to theatres, leisure venues, retail amenities, and transport connections, the home offers strong immediate income alongside compelling long-term potential to reconfigure into a single residence or convert into self-contained apartments, subject to the necessary planning consents.

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Main Features

- Elegant Grade II listed townhouse in a prime West Town Centre coastal location
- Fully licensed and fully let eight-bedroom HMO generating approx. £69,000 per annum
- Configured with two communal kitchens, multiple shower rooms, and separate WCs
- Sea views available from the upper floors
- Gated rear access with potential off-street parking
- All tenants on 6-month ASTs with 2-month notice periods
- Tenants informed of sale and open to local transfers
- Significant appeal for language school placements and student hosting
- Excellent proximity to Devonshire Park, theatres, the seafront, and private schools
- Strong scope for conversion to flats or a single dwelling, subject to consents

AGENTS NOTE:
Lot – 10 CORNFIELD TERRACE, EASTBOURNE, EAST SUSSEX, BN21 4NN
Auction Guide Price – £480,000 - £500,000 Plus fees
The property is to be offered online by Clive Emson Auctioneers on 24 September 2026
To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

Entrance
Frosted door to-

Entrance Vestibule
Inner door to-

Entrance Hallway
Descending stairs to Bedrooms 1 & 2. Radiator. Understairs cupboard and generous storage cupboard housing a fridge freezer. Carpet.

Bedroom 1
16'8 x 12'6 (5.08m x 3.81m)
Radiator. Carpet. Window to front aspect.

Bedroom 2
10'8 x 9'7 (3.25m x 2.92m)
Radiator. Carpet. Double glazed window to rear aspect.

Ascending Stairs to:

Kitchen/Breakfast Room
14'2 x 8'10 (4.32m x 2.69m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for electric cooker, fridge and freezer. Space and plumbing for dishwasher. Range of wall mounted units. Gas boiler. Windows to rear and side aspects.

Rear Lobby
Space and plumbing for washing machine. Door to rear.

Ground Floor Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Ascending Stairs to:

Ground Floor Bedroom 3
13'4 x 12'1 (4.06m x 3.68m)
Radiator. Fireplace with surround and mantel above. Carpet. Double glazed window to front aspect.

Bedroom 4
13'11 x 10'9 (4.24m x 3.28m)
Radiator. Carpet. Fireplace with surround and mantel above. Pedestal wash hand basin. Window to rear aspect.

Stairs from Ground Floor to:

Bedroom 5
9'11 x 8'6 (3.02m x 2.59m)
Radiator. Pedestal wash hand basin. Carpet. Window to rear aspect.

Separate WC
Low level WC. Wall mounted wash hand basin.

Staircase to First Floor

Sitting Room
16'5 x 12'10 (5.00m x 3.91m)
Radiator. Double glazed window to front aspect.

Dining Room/Kitchen
13'3 x 10'5 (4.04m x 3.18m)
Single drainer sink unit and units under. Space for cooker, fridge and freezer. Double glazed window to rear aspect.

Stairs to:

Bedroom 6
8'9 x 8'6 (2.67m x 2.59m)
Radiator. Carpet. Window to rear aspect.

Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Frosted window.

Ascending Stairs to Second Floor Rooms

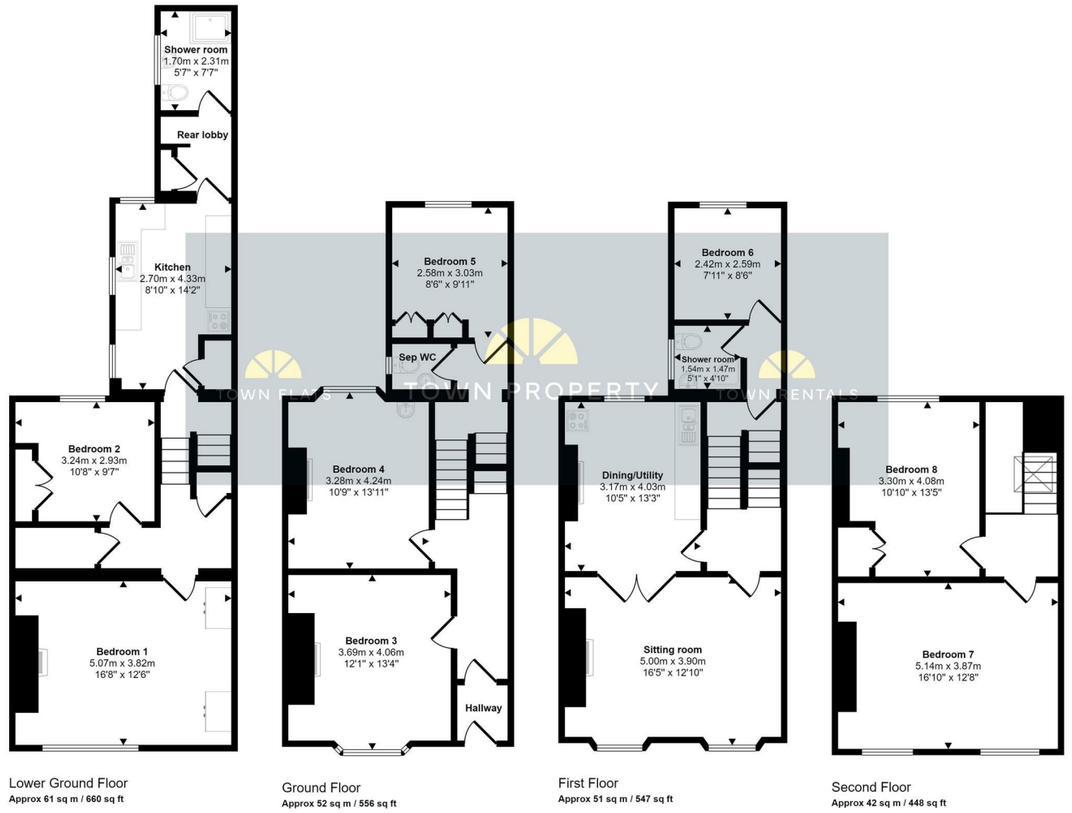
Bedroom 7
16'10 x 12'8 (5.13m x 3.86m)
Radiator. Carpet. Window to front aspect with sea views.

Bedroom 8
13'5 x 10'10 (4.09m x 3.30m)
Radiator. Carpet. Built in wardrobe. Window to rear aspect.

Outside
There is gated rear access for occasional vehicular use.

Council Tax Band = E

EPC = D



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.