



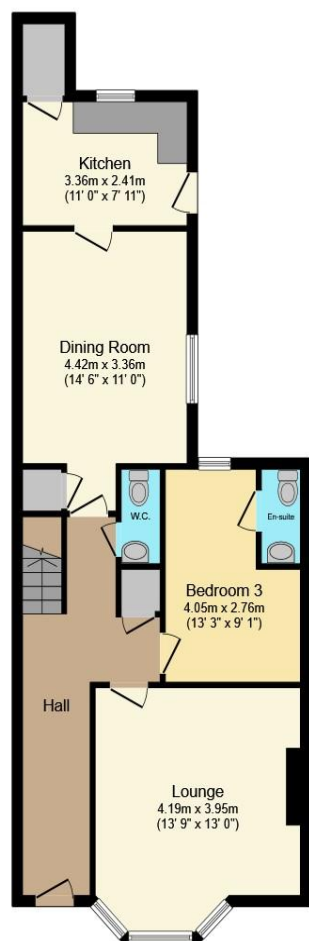
Pevensey Road, Eastbourne BN21 3HR

welcome to

Pevensey Road, Eastbourne

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.

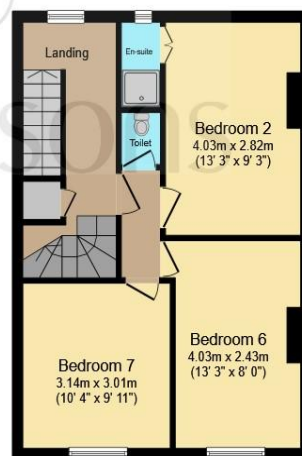




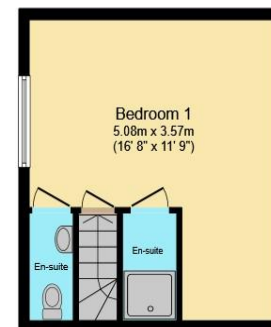
Ground Floor



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 m² (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

welcome to

Pevensey Road, Eastbourne

- SUBSTANTIAL HOUSE
- TOWN CENTRE LOCATION
- DEVELOPMENT POTENTIAL STPP
- CLOSE TO SEAFRONT
- EIGHT BEDROOMS

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

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120591



Property Ref:
EBN120591 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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