

# GPS

## commercial

Ref: 31150



**£650,000 Freehold**  
**8-Bed HMO Bourne Street Eastbourne**





**An 8-bedroom HMO close to the town centre and seafront.  
The HMO licence allows for 10 occupants and the property  
produces approximately £90,000 rent per year.**

This HMO has a licence allowing 10 occupants and 8 households. The current owners use the property to provide temporary housing which generates around £90,000 rent per year.

The property is located close to Eastbourne town centre. Eastbourne has a population of more than 100,000 and contains a full range of shopping and leisure amenities. Recent census information shows the average age of residents decreasing as the town has attracted student, families and those commuting to London and Brighton. The town has good transport links with rail connections to London, Gatwick Airport, Brighton, Hastings and Ashford International. It is also served by the A22 road which gives access to the M25.

**Lounge 16'0" (4.88m) x 13'3" (4.04m)**

A bright lounge with bay windows

**Kitchen 24'0" (7.32m) x 9'10" (3m)**

Fully fitted kitchen with two hobs, two ovens and two sinks

**Laundry Room 10'0" (3.05m) x 6'6" (1.98m)**

Laundry room with washer, dryer and access to rear yard

**Bedroom 1 12'0" (3.66m) x 10'10" (3.3m)**

Bedroom with en suite shower room

**Bedroom 2 9'10" (3m) x 9'0" (2.74m)**

Bedroom with en suite shower room

**Bedroom 3 10'0" (3.05m) x 9'7" (2.92m)**

Bedroom with en suite shower room

**Bedroom 4 12'0" (3.66m) x 10'2" (3.1m)**

Bedroom with en suite shower room

**Bedroom 5 16'10" (5.13m) x 8'0" (2.44m)**

Bedroom with en suite shower room

**Bedroom 6 11'0" (3.35m) x 9'0" (2.74m)**

Bedroom with en suite shower room

**Bedroom 7 12'0" (3.66m) x 10'2" (3.1m)**

Bedroom with en suite shower room

**Bedroom 8 13'0" (3.96m) x 11'3" (3.43m)**

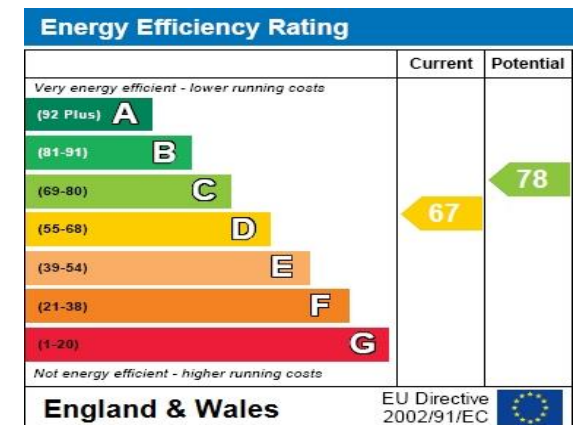
Bedroom with en suite shower room

**Council Tax:** Band D

**Tenure**

Freehold

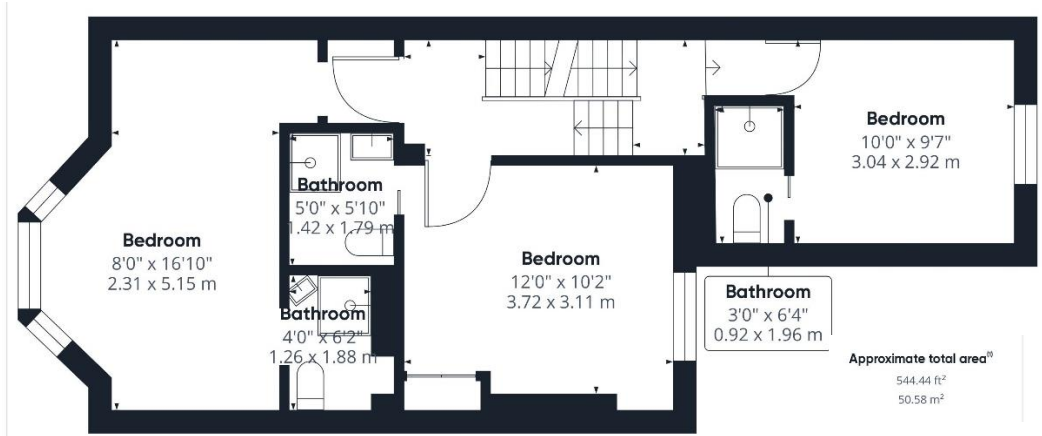
**EPC Rating:** D



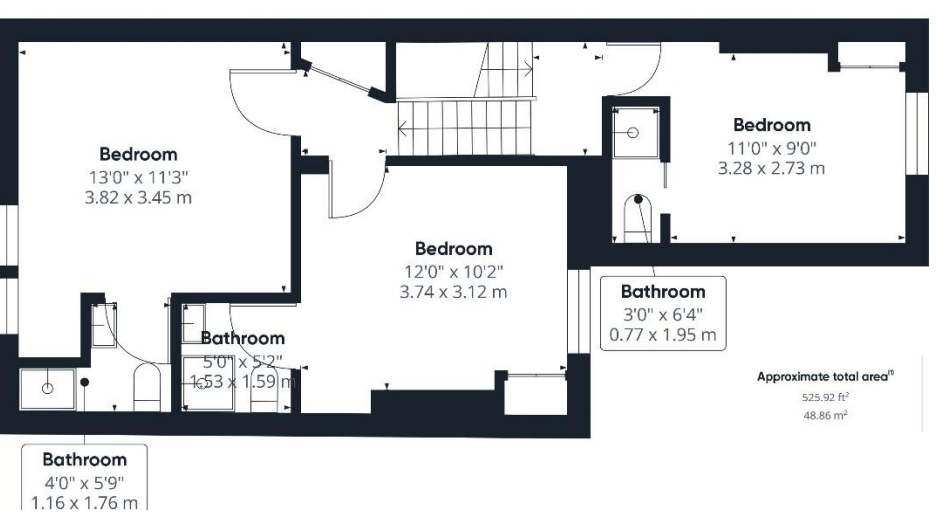
**Ground Floor**



**First Floor**



**Second Floor**



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