



**104 Pevensey Road, Eastbourne BN22 8AE**

**Price £445,000**

**GPS**  
commercial







# **A six/seven bedroom town house close to Eastbourne town centre with planning permission for conversion to three flats. It would also suit conversion to a large family home or HMO.**

Situated close to Eastbourne town centre, 104 Pevensey Road represents an excellent investment or development opportunity. This spacious property currently offers three generous reception rooms, six bedrooms, and a bathroom, with full planning permission in place for conversion into three separate flats. Alternatively, the layout lends itself perfectly to transformation into a House in Multiple Occupation (HMO) or a renovated large family home.

**Reception Room 1 13'6" (4.11m) x 12'1" (3.68m)**

**Reception Room 2 12'7" (3.84m) x 11'8" (3.56m)**

**Kitchen 11'8" (3.56m) x 8'8" (2.64m)**

**Utility Room 6'9" (2.06m) x 6'3" (1.91m)**

**Ground Floor Shower Room**

**Reception 3 / Bedroom 7 18'2" (5.54m) x 8'10" (2.69m)**

**Bedroom 1 15'9" (4.8m) x 14'0" (4.27m)**

**Bedroom 2 11'9" (3.58m) x 10'2" (3.1m)**

**WC**

**Bathroom 9'10" (3m) x 6'1" (1.85m)**

**Bedroom 3 9'10" (3m) x 8'10" (2.69m)**

**Bedroom 4 11'8" (3.56m) x 10'1" (3.07m)**

**WC**

**Bedroom 5 14'1" (4.29m) x 8'1" (2.46m)**

**Bedroom 6 10'11" (3.33m) x 7'4" (2.24m)**

**Council Tax: Band D**

**Tenure**  
Freehold

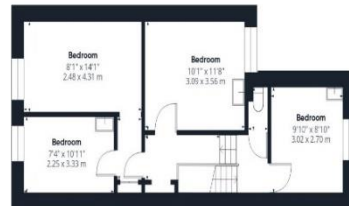




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1736 ft<sup>2</sup>

161.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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