



**Cornfield Terrace, Eastbourne**  
Offers in Excess of £500,000



## An eight-bedroom HMO in the town centre which is suitable for continued HMO use, family home or development.

Dating back to 1860, this elegant townhouse offers a unique opportunity in the heart of Eastbourne. Located just steps from the vibrant theatre district and boasting sea views from the upper floors, this Grade II Listed property is the last remaining whole property in the terrace.

It is currently used as an HMO. The property features eight double bedrooms, a lounge, two kitchens, a dining/utility room, two shower rooms/WCs and a separate WC.

Gated rear access leads to a courtyard, which can be used as off-street parking. There is potential for conversion back to a family home, continued use as an HMO or conversion to flats (subject to planning permission).

### Entrance

Frosted door to entrance vestibule and hallway.

### Bedroom 1 14'6" (4.42m) x 12'8" (3.86m)

Radiator and window to front aspect.

### Bedroom 2 9'7" (2.92m) x 8'9" (2.67m)

Radiator and window to rear aspect.

### Cupboards

Understairs cupboard and separate large storage cupboard.

### Kitchen 14'3" (4.34m) x 8'10" (2.69m)

Range of units with sink, mixer tap, part-tiled walls, work surfaces, cupboards, and drawers. Space for electric cooker, fridge, freezer, dishwasher.

Range of wall-mounted units, gas boiler, windows to rear and side aspects.

### Ground Floor Shower Room 7'10" (2.39m) x 5'7" (1.7m)

Shower cubicle, WC, pedestal wash hand basin, radiator, part-tiled walls, frosted double-glazed window.

### Ground Floor Bedroom 3 12'6" (3.81m) x 10'8" (3.25m)

Radiator, fireplace with surround and mantel, double-glazed window to front aspect.

### Ground Floor Bedroom 4 12'11" (3.94m) x 10'7" (3.23m)

Radiator, fireplace with surround and mantel, pedestal wash hand basin, window to rear aspect.

### First Floor Bedroom 5 9'8" (2.95m) x 8'6" (2.59m)

Radiator, fireplace with surround and mantel, pedestal wash hand basin, window to rear aspect.

### Separate WC

### Second Kitchen / Dining Room 13'3" (4.04m) x 10'8" (3.25m)

Single drainer sink unit, units under, space for cooker, fridge, freezer, double-glazed window to rear aspect.

### Lounge 15'3" (4.65m) x 12'9" (3.89m)

Large lounge with radiator, double-glazed window to front aspect.

### Second Floor Bedroom 6 8'9" (2.67m) x 8'6" (2.59m)

Radiator, window to rear aspect.

### Shower Room 5'1" (1.55m) x 4'11" (1.5m)

Shower cubicle, pedestal wash hand basin, WC, radiator, frosted window.

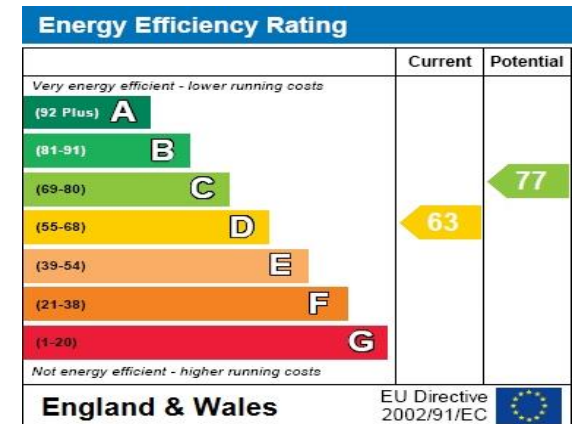
### Second Floor Bedroom 7 13'3" (4.04m) x 9'5" (2.87m)

Radiator, built-in wardrobe, basin, window to rear aspect.

**Council Tax:** Band E

### Tenure

Freehold

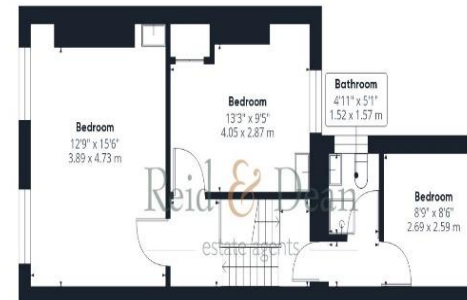




Floor 0



Floor 1



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

2024.48 ft<sup>2</sup>

188.08 m<sup>2</sup>

(1) Excluding balconies and terraces



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