



104 Pevensey Road, Eastbourne BN22 8AE
Price £374,500

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





Approximate total area⁽¹⁾

734 ft²

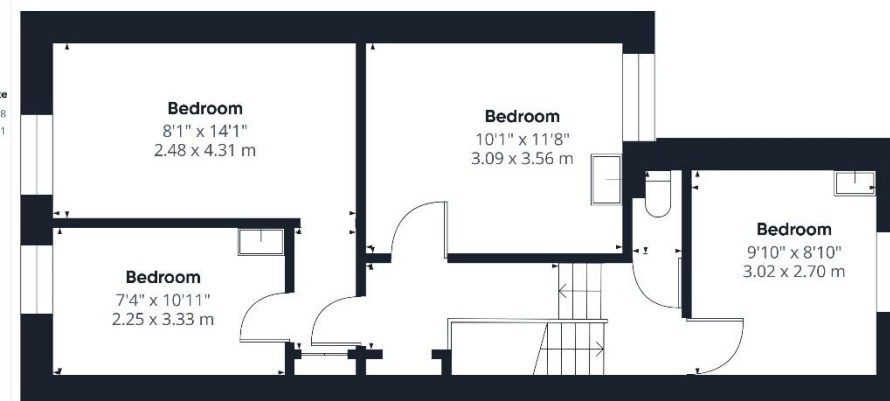
68.2 m²



Approximate

508

47.1



Approximate total area⁽²⁾

454 ft²

42 m²



25 The Waterfront, Sovereign Harbour, Eastbourne, BN23 5UZ

Tel: 01323 727271 Email: info@gps-direct.com www.gps-direct.com

NOTICE: GPS have provided these particulars just for illustration and prospective buyers or tenants must instruct their own advisors to check all matters relating; physically to the property, its title, any planning consents & building regulations and outgoings; to any associated business. These particulars do not constitute an offer or form part of a contract. GPS has not conducted a detailed survey or tested services, appliances, or fittings; and any dimensions, floor plans and photographs provided are for indicative purposes only. GPS offer no warranties in relation to the property.