



**HOME + CASTLE**  
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## Seaside, Eastbourne, BN22 7QL

Freehold | Investment - Let | 5 Bedrooms

A freehold property that comprises of three flats, plus an underutilized lower ground floor. The flats offer an annual rental income of £32,940, a potential yield of 8.3%. It is ideally located close to Eastbourne's seafront as well as walking distance to the town centre and train station. The current owner has invested into the Grade II Listed property including extensive balcony works, boiler replacements and installing double glazed sash windows.

**FOR SALE**  
**FREEHOLD**  
**£395,000**

## Location

The property is perfectly located one road back from Eastbourne's seafront and promenade; ideal for those wanting to live by the sea. Nearby you will also find local shops, amenities and bus routes. Eastbourne town centre is within walking distance as well as the train station which is less than a mile away. The town is host year round events including International Tennis Tournament, Airbourne and vintage car rally.

## Accommodation

### Flat 1

EPC rating: C

Rent: £875 pcm

A ground floor one bedroom flat that has use of the private rear garden. It has a living room with bay window, separate kitchen, bedroom and bathroom.

### Flat 2

EPC Rating: C

Rent: Currently let and achieving £900pcm

A first floor two bedroom flat which has a open plan living space, bathroom and two bedrooms.

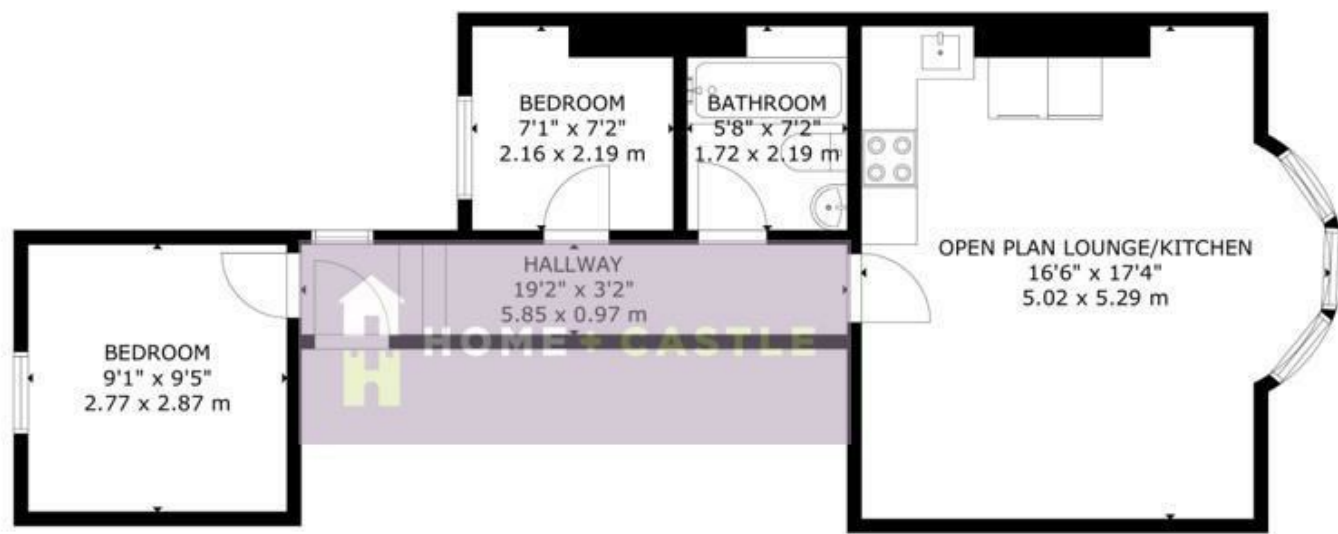
### Flat 3

EPC Rating: C

Rent: £925pcm

A second floor two bedroom flat which has open plan living space, bathroom and two bedrooms.

# Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 47 m<sup>2</sup>/510 sq ft  
FLOOR 1: 47 m<sup>2</sup>/510 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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