



**251 Seaside, Eastbourne, BN22 7NT**

**£335,000**

**Freehold**

**PRIME SEASIDE LOCATION** - Cavendish & Co are delighted to offer to the market this commercial/residential freehold property, located in the popular and convenient Seaside area of Eastbourne. The ground floor commercial property currently has A1 usage (Retail). Door into shop area with further door to kitchen/storage area, window to side elevation. Door to rear porch and door into Cloakroom/wc with low level wc and wall mounted wash hand basin. Side Entrance door to flat into entrance vestibule with stairs rising to first floor with window to rear. Kitchen fitted with a range of `Beech` effect base and wall units, inset halogen hob with extractor over and built-in electric oven under, space and plumbing for washing machine, space for fridge/freezer, newly fitted gas fired boiler for domestic hot water and central heating, windows to side and rear. Lounge (currently used as bedroom) with windows to front and side elevations. Bedroom one: window to side elevation. Bedroom two: window to side. Shower room/wc: Double shower cubicle with electric shower over, vanity unit with inset wash hand basin, low level wc, chrome towel rail, extract fan and window to side.

**FIRST FLOOR APARTMENT**

**COMMERCIAL EPC RATING - 'D'**

**KITCHEN**

**LOUNGE**

**BEDROOM ONE**

**BEDROOM TWO**

**SHOWER ROOM**

**EPC RATING - D**



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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**FIXTURES AND FITTINGS:** Fixtures and fittings other than those mentioned above to be agreed with the vendor.

**SERVICES:** Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

**MORTGAGE AND FINANCIAL ADVICE:** Our Independent Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange your appointment, please contact our office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**ALL MEASUREMENTS:** All measurements are approximate.

**OTHER SERVICES AVAILABLE:** We can recommend highly qualified builders, local solicitors, chartered surveyors and removal companies. To arrange home visits or free quotations please contact our office.

**VIEWING BY APPOINTMENT ONLY:** Please contact our office. Tel: 01323 736000