



Ground & First Floor Flats, 11 Penhale Road, Eastbourne, BN22 7JX

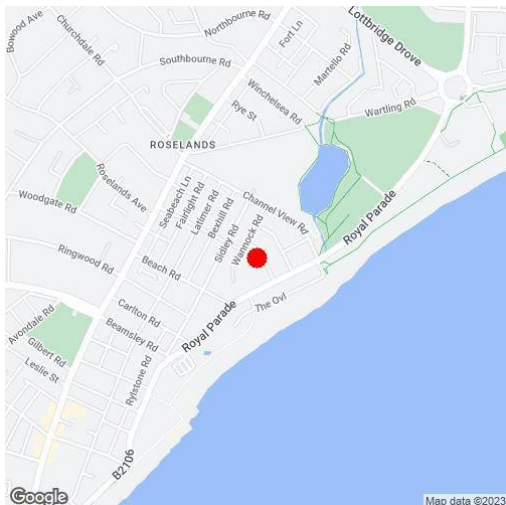
Price £260,000 | Freehold

LS Leaper
Stanbrook

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* Cash Buyers only - Investment opportunity * .
 Located a short walk from Eastbourne seafront, a mid- terrace house currently arranged as two one bedroom flats with tenants in situ, which could easily be converted back to a house subject to any necessary consents being obtained. An investment opportunity comprising a mid terrace house converted to provide two self contained one bedroom flats located in the popular Redoubt area of Eastbourne, a short walk from local shops and Eastbourne seafront. The ground floor flat has the additional benefit of a private garden to the rear. The ground floor flat comprises a living room, bedroom, kitchen and shower room with the first floor flat has a split level hallway, a living room, kitchen, a bedroom and bathroom. Both properties are tenanted on Assured Shorthold Tenancies. Although both flats would benefit from updating and redecoration they do benefit from sealed unit double glazing and electric storage heating.





At a Glance:

- Investment opportunity
- Mid terrace house
- Currently arranged as two flats
- Rear garden
- Tenants in situ
- Close to Eastbourne seafront

Accommodation:

SHARED HALLWAY

GROUND FLOOR FLAT

ENTRANCE HALL

LIVING ROOM

14'2" (4.32m) Into Bay x 12'6" (3.81m)

KITCHEN

12'0" (3.66m) x 10'3" (3.12m)

BEDROOM

11'0" (3.35m) x 10'2" (3.1m)

SHOWER ROOM & WC

OUTSIDE

PRIVATE REAR GARDEN

FIRST FLOOR FLAT

SPLIT LEVEL ENTRANCE HALL

LIVING ROOM

13'10" (4.22m) Into Bay x 16'2" (4.93m) Max

KITCHEN

9'11" (3.02m) x 9'3" (2.82m)

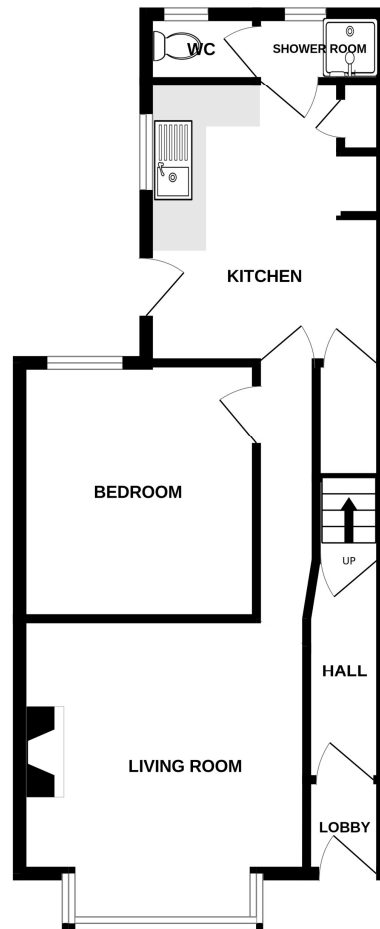
BEDROOM

11'0" (3.35m) x 10'2" (3.1m) Max

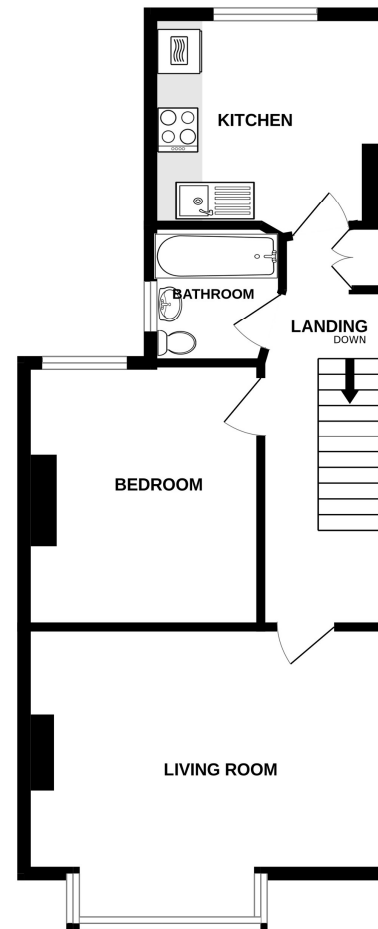
BATHROOM



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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