



Land & Property Experts



6 BURFIELD ROAD, EASTBOURNE, EAST SUSSEX, BN22 7AT

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Eastbourne Beach	-	150 metres
Sovereign Harbour Yacht Club	-	2.9 miles
Hastings	-	16 miles
Lewes	-	18.5 miles
Brighton	-	22 miles

An end of terrace two-bedroom former fisherman's cottage, located within two minutes' walk of the beach.

- Two-bedroom end of terrace cottage – EPC: D
- 150 metres from the beach
- Mainline railway station within one mile.
- Courtyard garden

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £250,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JU
01435 864455

LOCATION

6, Burfield Road is set back from Eastbourne's seafront, approximately 150 metres from the beach.

DESCRIPTION

The end of terrace property is one of three former fisherman's cottages, and despite being affectionately known as 'Tom Thumb Cottages', the Living Room and Kitchen ceiling heights at 6 Burfield Road are approximately 6'08" and 6'10" respectively, and 6'11" in each of the bedrooms.



The cottage benefits from gas-fired central heating and briefly comprises:

Living Room with exposed ceiling timbers, decorative fireplace with exposed brickwork and tiled hearth, fitted bookshelves and storage cupboards (one of which houses the electricity meters) located to each side of chimney breast.

Kitchen with stainless-steel sink set into worktop with tiled splashback and storage units below, matching wall-mounted storage unit. Wall-mounted breakfast bar, free-standing electric oven and washing machine.

Stairs to **First Floor**.

Rear Hallway with door to outside **Courtyard**.

Shower Room with walk-in shower, pedestal wash basin, and W.C.

FIRST FLOOR

Bedroom 1 with alcoves to each side of chimney breast

Bedroom 2 with access hatch to roof space (not inspected)

OUTSIDE

An enclosed brick-paved courtyard garden with a traditional Sussex flint wall provides a sheltered 'sun trap' to the rear of the cottage (northern elevation). The courtyard also benefits from a gate (shared with numbers 4 and 5 Burfield Road) which allows direct pedestrian access to/from Marine Road.

DIRECTIONS

From Eastbourne Pier, follow the sea front (Marine Parade) in a north-eastern direction for approximately 575 metres and then turn left into St Aubyns Road. Continue on St Aubyns Road for approximately 90 metres, and then turn left into Marine Road (the first road on the left), and then turn right into Burfield Road (the first road on the right), whereafter, the cottage will be found on the corner of Marine Road and Burfield Road.

What3Words: crank.parts.fruity

SERVICES

Mains gas, electricity, water and drainage.

TENURE

The property is freehold and will be sold with vacant possession upon completion.





LOCAL AUTHORITY
Eastbourne Borough Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
Numbers 4 and 5 Burfield Road have a pedestrian right of access leading from Marine Road, which crosses the rear courtyard of number 6.

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

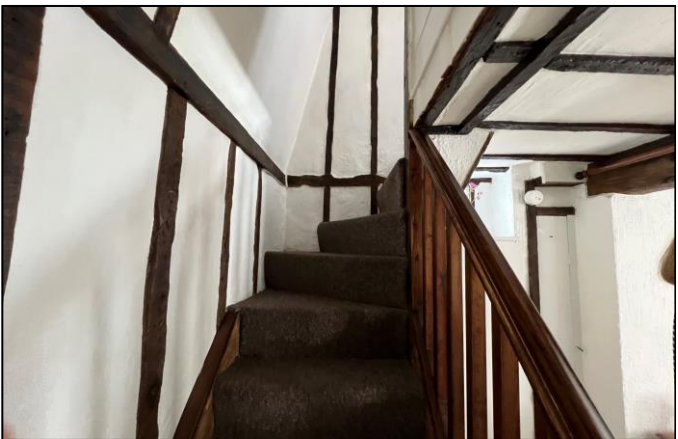


COUNCIL TAX: Band B

METHOD OF SALE
The property is offered for sale by private treaty.

PLANS
The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION
In accordance with the Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

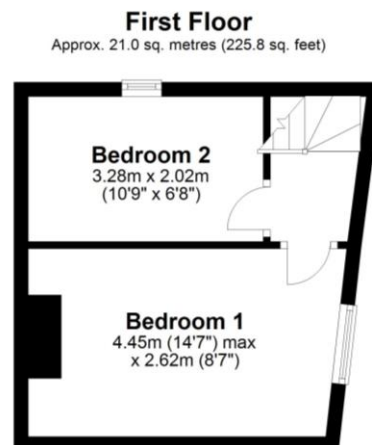


AGENT'S NOTE
We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.



Total area: approx. 47.3 sq. metres (508.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. Copyright ProSurv Home Inspections Ltd 2023
Plan produced using PlanUp.



BEACH WITHIN 150 METRES OF COTTAGE



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www.btfpartnership.co.uk

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