85 Royal Parade
Eastbourne
BN22 7AE

Freehold

Guide Price
£650,000 - £695,000

10 Bedroom 4 Reception 10 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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GUIDE PRICE £650,000 to £675,000 This striking semi detached Victorian villa, dating back to 1898 and rich with original character, offers a rare opportunity on Eastbourne's sought after seafront. Until recently operating as a beautifully maintained and successful bed & breakfast (Use Class C1), the property also benefits from planning consent to be reverted back into a private residential home, making the creation of a substantial family residence both straightforward and appealing (not suitable for HMO use). Notably, the front two bedrooms and their en-suites are formed using studwork, meaning this space could be easily reconfigured into a show-stopping family sitting room with direct access to the balcony and enjoying beautiful sea views. Arranged over multiple floors, the home currently offers 10 bedrooms, 10 bathrooms and 4 elegant reception rooms, all showcasing period detailing including feature fireplaces, generous ceiling heights and charming architectural flourishes. Sea views to the front and peaceful downland vistas to the rear enhance the upper floors, while courtyard style gardens sit to both the front and rear. There is also the benefit of off road parking, with potential to increase parking provision by repurposing the rear courtyard if desired. Immaculately presented throughout, The property has been thoughtfully renovated by its current owners and is perfectly positioned on the quieter end of the seafront, directly opposite the bowling green and just a minute's walk from the beach and Beach Deck Café. Eastbourne's vibrant town centre, with its cafés, restaurants, independent shops and leisure amenities, is also within easy walking distance, making this an exceptional opportunity to create a prestigious family home in one of the town's most desirable coastal locations.

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Main Features

- Striking semi detached Victorian villa dating back to 1898, rich in original character
- Until recently run as a beautifully maintained and successful bed & breakfast (Use Class C1)
- Planning consent granted to revert to a private residential home (not suitable for HMO use)
- Spacious accommodation across multiple floors with 10 bedrooms and 10 bathrooms
- Four elegant reception rooms featuring fireplaces, period detailing and high ceilings
- Sea views to the front and peaceful downland vistas to the rear from upper floors
- Courtyard-style gardens to the front and rear, with potential to increase parking by repurposing the rear courtyard
- Off-road parking with rear access
- Immaculately presented throughout following thoughtful renovation by the current owners
- Prime seafront position

Entrance
uPVC entrance door directly into -

Sun Room
uPVC construction. 2 radiators. Door to lounge. Door to -

Split Level Entrance Hallway
Radiator.

Stairs from Ground to Lower Ground Landing:

Bay Windowed Lounge
Feature fireplace. Single glazed Sash windows and door to sun room.

Double Aspect Ground Floor Bedroom
This bedroom was originally part of the adjacent lounge and could easily be reinstated as such to create a stunning triple aspect reception room. Feature fireplace. Radiator. Wash hand basin. Double glazed window to front and rear aspects. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle, Low level WC. Heated towel rail. Extractor fan.

Ground Floor Bedroom
This bedroom and en-suite is made up of stud walls which could easily be removed to provide a huge kitchen/breakfast room. Radiator. Double glazed window to side aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle, Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

L-Shaped Inner Ground Floor Hallway
Radiator

Fitted Kitchen
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Space for range cooker. Extractor cooker hood. Electric oven. Space for dishwasher. Double glazed window to rear aspect.

Utility Room
Worktops. Plumbing and space for washing machine and tumble dryer. Gas boiler.

Conservatory/Dining Room
uPVC construction. Radiator. Double glazed doors to front and rear aspects.

Stairs from Ground to First Floor Landing:
Radiator. Storage cupboard.

First Floor Bedroom
Radiator. Feature fireplace. Fitted wardrobe. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle, Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

Laundry Room
Double glazed window to side aspect.

Double Aspect First Floor Bedroom
Radiator. Feature fireplace. Wash hand basin. Double glazed windows to front & rear aspects. Door to -

En-Suite Shower Room
Suite comprising shower cubicle, Low level WC. Extractor fan. Heated towel rail.

Bay Windowed First Floor Bedroom
Radiator. Double glazed bay window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle, Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

First Floor Bedroom
With direct access onto front facing balcony via double glazed door. Radiator. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle, Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

Stairs from First to Second Floor Landing:
Loft access (not inspected). Radiator. Airing cupboard. Double glazed Velux window.

Second Floor Bedroom
Radiator. Feature fireplace. Fitted wardrobe. Double glazed window to rear aspect. Door to -

En-Suite Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to side aspect.

Double Aspect Second Floor Bedroom
Radiator. Feature fireplace. Heated towel rail. Double glazed windows to front & rear aspects. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle, Low level WC. Wash hand basin.

Second Floor Bedroom
Radiator. Heated towel rail. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle, Low level WC. Wash hand basin. Extractor fan.

Lower Ground Floor Landing:
Understairs storage cupboard. Storage cupboard.

Double Aspect Lower Ground Floor Bedroom
Radiator. Fitted wardrobe. Double glazed window to side aspect. Double glazed door to rear aspect. Door to -

Shower Room
Suite comprising shower cubicle, Low level WC. Wash hand basin. Heated towel rail.

Office
Radiator. Double glazed windows to front & side aspects.

Outside
Rear courtyard garden, fenced with gate for rear access.

The front garden is paved with seating area and step to the entrance door.

Parking
Off street parking to the rear which could be extended by sacrificing the courtyard.

EPC = B

Council Tax Band = A

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.