



OAKFIELD



Royal Parade, Eastbourne BN22 7AQ

Price Guide £600,000





## Royal Parade, Eastbourne BN22 7AQ

PRICE GUIDE: £600,000 - £650,000

A substantial Victorian seafront property with a huge amount of internal space, located directly opposite Eastbourne's popular promenade.

This partially converted semi-detached building offers a rare and exciting opportunity for developers, investors or those seeking a high-potential project in a prime coastal setting.

Currently arranged over four floors including basement and attic, the property has been partially converted into several self-contained studio units, with elements of the internal configuration already in place—providing a head start for full conversion or redevelopment (subject to planning).

Boasting stunning period features including grand bay windows, original cornicing, and decorative iron balconies, the property combines traditional charm with huge scope for transformation.

A number of units already benefit from fitted kitchens and bathrooms, and there is potential to create luxury apartments, a boutique guesthouse or short-let accommodation.

The rear of the property offers off-road parking—a rare advantage on Royal Parade—and a private courtyard area with development potential for outdoor space or garden units. There is also off road parking for three cars available to the rear of the property.

Please note the property is being sold CHAIN FREE!







### Dining Room

10'11 x 8'6 (3.33m x 2.59m)

### Kitchen

12'10 x 9'4 (3.91m x 2.84m)

### Studio 1

14'1 x 9'11 (4.29m x 3.02m)

### Studio 2

17'0 x 15'7 (5.18m x 4.75m)



### Bathroom

8'11 x 4'11 (2.72m x 1.50m)

### Bathroom

5'3 x 4'5 (1.60m x 1.35m)

### Lounge

18'6 x 14'4 (5.64m x 4.37m)

### Bedroom

12'5 x 12'0 (3.78m x 3.66m)



### Kitchen

12'5 x 9'10 (3.78m x 3.00m)

### Bedroom

13'2 x 12'9 (4.01m x 3.89m)

### Open Plan Living Room

18'9 x 18'1 (5.72m x 5.51m)

### Kitchen/Dining Room

12'5 x 11'9 (3.78m x 3.58m)

### Bedroom

16'2 x 9'1 (4.93m x 2.77m)

### Bedroom

16'2 x 9'9 (4.93m x 2.97m)

### Council Tax Band - E



Floor Plan

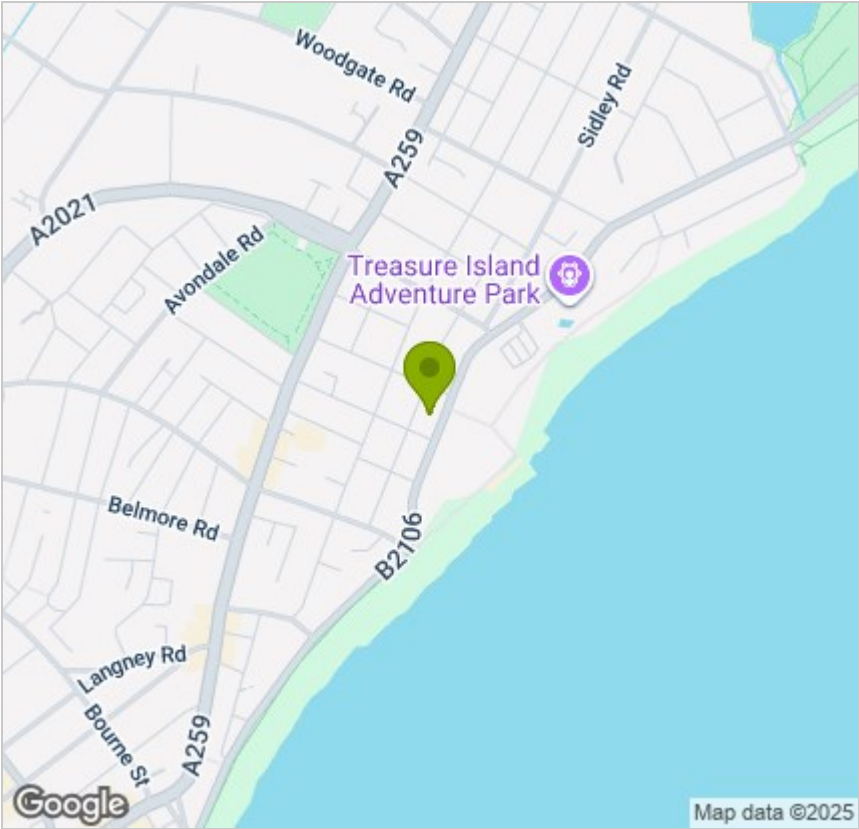


Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

