



1 Marine Parade
Eastbourne | East Sussex | BN21 3DX

FINE & COUNTRY

Imposing Six-Bedroom Victorian Villa with Direct Sea Views on Eastbourne's Historic Marine Parade.

Period Elegance Meets Modern Luxury in a Prime Coastal Location.

Nestled on Eastbourne's iconic Marine Parade this exquisite five-storey Victorian Villa Combines Timeless architectural charm with contemporary sophistication. Boasting uninterrupted views of the English Channel and Eastbourne Pier, two south facing balconies, and the rare convenience of two private parking spaces, this home presents a unique opportunity to enjoy the best of seaside living.

Impeccable Design and Inviting Spaces

From the moment you enter, this six-bedroom residence impresses with its grand proportions and meticulous attention to detail. The raised ground floor welcomes you into a stunning open plan living, dining and kitchen space featuring rich wooden floors and floor to ceiling windows that lead to a tiled wrought iron balcony, offering breathtaking sea vistas. A Chesney heritage wood burner adds a spark of comfort in the cooler days.

The sleek, white gloss kitchen at the rear is a masterpiece of modern design, with integrated AEG appliances including sous vide oven and a striking central island crafted from granite. Perfect for both casual dining and entertaining, the island is strategically positioned to provide uninterrupted sea views, enhanced by the natural light streaming through a roof lantern above. The state-of-the-art AEG induction hob makes cooking a pleasure in this thoughtfully designed space. Tucked away for convenience, a cloakroom space also occupies this floor.

Elegant Bedrooms and Serene Retreats

Ascending the staircase with its elegant mahogany balustrade, the first floor reveals a magnificent bay fronted bedroom filled with period character. Adjacent to this is the belvedere, a light filled haven currently used as a sewing room but equally suited to a tranquil home office or retreat. With dual aspect wraparound windows framing panoramic views of the ever-changing tides and Eastbourne Pier, this space is truly spectacular.

Also on this floor is a beautifully appointed bathroom featuring a freestanding roll top bath, a walk-in shower and thoughtfully designed storage which houses the washing machine and dryer, blending luxurious indulgence and practical functionality.

On the second floor, the well-proportioned bedrooms—including two spacious doubles and a comfortable single—offer versatility for family living or hosting guests. One of the double bedrooms is currently being used as an office space.

The crowning jewel of the home is the third floor primary suite, a true sanctuary with a storage room/walk in wardrobe, sleek modern ensuite shower room and a private South facing terrace balcony. Here, you can bask in the sunshine, savour the sea air and enjoy uninterrupted sea views.

Self Contained Guest Suite

The lower ground floor offers a spacious and self contained guest suite, ideal for extended family stays or independent living. This level features a generous living area with a stylish galley kitchen, a large double bedroom, and a Jack and Jill ensuite bathroom. With its own access from the main living area, this suite provides privacy and flexibility for guests.

A Real Combination of Character and Convenience

This exceptional home is a masterclass in blending Victorian grandeur with contemporary comforts. Period features, including the wrought-iron balconies, elegant balustrades and bay windows are seamlessly integrated with modern open plan living spaces and high spec finishes. With two south facing balconies, two off street parking spaces and a prime seafront location, this is a real opportunity to own a home of distinction.

The Best of Eastbourne Living.

Situated on the south coast of England in East Sussex, Eastbourne is a vibrant seaside town located 19 miles east of Brighton and 54 miles south of London. With excellent rail connections via Southern Rail, with direct services from Eastbourne station to London Bridge and London Victoria taking approximately 90 minutes.

Eastbourne's charm lies in its blend of natural beauty and cultural vibrancy. Just east of Beachy Head, the highest chalk sea cliff in Great Britain, this town offers a five mile sea front promenade, a classic Victorian pier and the modern marina at Sovereign Harbour, which boasts waterfront dining and mooring facilities.

Cultural highlights include the pre-Wimbledon tennis tournaments at Devonshire Park Lawn Tennis Club, the renowned Towner Art Gallery (host of the Turner Prize), and the popular Airbourne airshow. Sports enthusiasts will enjoy nearby Royal Eastbourne Golf Club and a variety of cricket, football, tennis, croquet and bowling clubs. Nature lovers can explore the South Downs National Park or simply stroll across the road to the beach.

For families, Eastbourne offers a range of excellent schools, including Eastbourne College, St Andrews Prep, Bede's and Gildredge House, as well as several rated 'Outstanding' by Ofsted rated nurseries and primary schools.

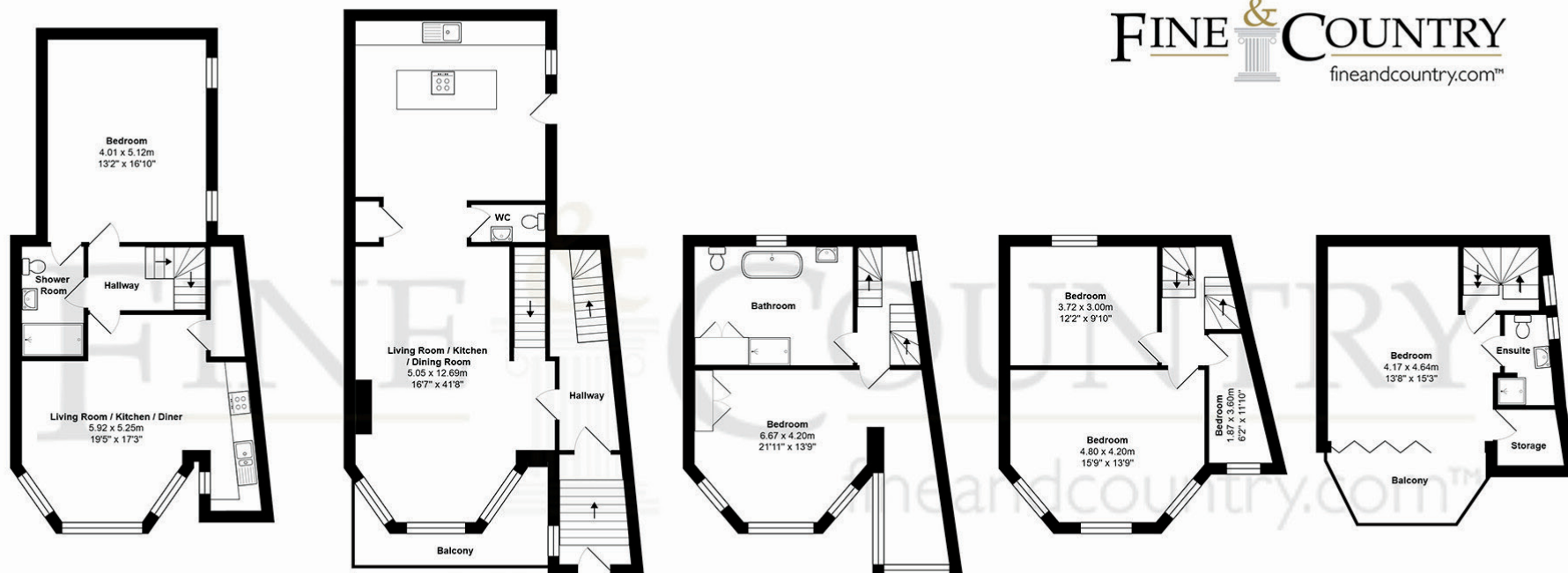






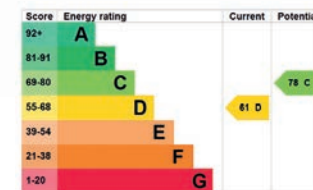






Total Area: 247.6 m² ... 2666 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



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