

HUNT FRAME

ESTATE AGENTS

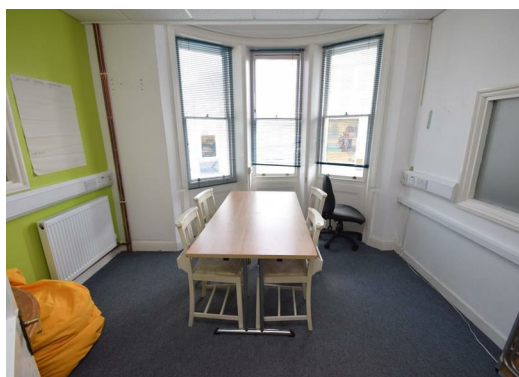


56-58 Seaside, Eastbourne, BN22 7QL

Offers Over £600,000

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DEVELOPMENT OPPORTUNITY. Two interconnecting GRADE II LISTED buildings located within the Seaside area of Eastbourne. Currently joined on the basement, ground and first floor with commercial use with a three bedroom self contained flat across the top floor. Unconditional offers are invited for the freehold.



Accommodation Comprising

56 Seaside
Main front door entrance hallway, stairs, rising to 1st floor landing.

Front room ground floor 30 x 28'6
Bay window front aspect radiators

Reception room 2 -Front

Office 1 - Middle 9'2 x 6'10

Office 2- Rear 9'2 x 7'4

Kitchen - 22'11 x 9'8 currently arranged as a kitchen dining area. Double glaze door to rear.

Downstairs cloakroom, wall mounted gas central heating boiler

Further separate toilet wash hand, basin, vanity unit

Basement area, radiator arranged as a series of rooms with restricted head height and emergency lighting.

Rear Office 14'4 xx18'8 (accessed via garden)
Night store heaters.

First floor
Front right 12'9 x 10'9 bay window to front aspect, radiator.

Middle storage room
11'1 x 10'3

Left front Office 16'5 x 12'6

Middle office rear
13 x 9'1

Back office
13 x 10'10

Rear back Office
9'7 x 9'3

58 Seaside
Stairs leading to 2nd floor landing.
Shower room.
W.c

Lounge
16'6 x 17'2

Rad bay window

Rear kitchen 10'6 x 9'10
Room 1 - 16'2 x 13'7 ensuite area front
Room 2 12'6 x 9'10 rear
Room 3 rear



TOTAL FLOOR AREA : 5190 sq ft. (482.1 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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