



**Marine Parade, Eastbourne BN22 7AY**

**welcome to**

**Marine Parade, Eastbourne**

A well-presented eight bedroom, eight bathroom bed & breakfast located on Eastbourne's award-winning seafront home to 'Airbourne' annual airshow and beautiful year-round flower displays. The property offers versatile accommodation and could be changed for other uses subject to relevant permissions.



### **Entrance Porch**

Double glazed door to the front aspect.

### **Entrance Hall**

Single glazed door and window to the front aspect. Radiator. Stairs leading down to basement level and first floor landing. Single glazed window to the rear aspect.

### **Reception Room 1**

Double glazed window to the front aspect. Fireplace. Radiator.

### **Ground Floor Cloakroom**

Single glazed window to the side aspect. Low level W.C. Wash hand basin.

### **Basement Level**

Stairs leading from ground floor level to basement level.

### **Kitchen**

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Single glazed window. Space and plumbing for dish washer. Electric oven. Gas oven with gas hob above. Commercial grill.

### **Reception Room 2**

Single glazed window to the front aspect. Radiators.

### **Study Area**

Single glazed door to the rear aspect.

### **Utility Room**

A range of wall and base units. Space and plumbing for washing machines. Boiler. Single glazed window to the side aspect.

### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Heated towel rail. Low level W.C. Wash hand basin. Shaver point.

### **First Floor Landing**

Stairs leading from ground floor to first floor landing. Single glazed window to the rear aspect. Radiator.

### **Bedroom 1**

Double glazed door leading to balcony with panoramic sea views.

### **Bedroom 2**

Double glazed window to the front aspect. Double glazed door leading to balcony with panoramic sea views. Radiator. Built in wardrobe.

### **En - Suite**

Low level W.C. Wash hand basin. Shaver point. Extractor fan. Wall lights.

### **Shower Room**

Comprising a shower cubicle with over head shower attachment. Extractor fan. Shaver point.

### **Bedroom 3**

Single glazed windows to the rear aspect. Radiator.

### **En - Suite**

Comprising a shower cubicle with over head shower attachment, Low level W.C. Wash hand basin.

### **Cloakroom**

Single glazed window to the side aspect. Low level W.C. Wash hand basin.

### **Second Floor Landing**

Stairs leading from first floor landing to second floor landing. Single glazed window to the rear aspect. Radiator.

### **Laundry Room**

Single glazed window to the side aspect.

### **Bedroom 4**

Double glazed window to the front aspect. Electric storage heater. Wash hand basin. Panoramic sea views.

### **Bedroom 5**

Double glazed window to the front aspect. Radiator. Build in cupboard.

### **En - Suite**

Comprising a bath with mixer taps and over head shower attachment. Double glazed window to the rear aspect. Heated towel rail. Low level W.C. Wash hand basin. Shaver point.

### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Radiator. Shaver point. Double glazed window to the rear aspect.

### **Third Floor Landing**

Stairs leading from second floor landing to third floor landing. Single glazed window to the rear aspect. Radiator.

### **Bedroom 6**

Double glazed window to the front aspect with panoramic sea views. Electric storage heater.

### **Bedroom 7**

Double glazed window to the front aspect with panoramic sea views. Electric storage heater. Wall lights.

### **En - Suite**

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Double glazed window to the rear aspect.

### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Double glazed window to the rear aspect. Radiator.

### **Fourth Floor Landing**

Stairs leading from third floor to fourth floor landing.

### **Bedroom 8**

Double glazed window to the rear with views of the South Downs. Radiator. Built in wardrobes. Eaves storage.



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welcome to

## Marine Parade, Eastbourne

- SEASIDE BED & BREAKFAST
- EIGHT BEDROOMS
- EIGHT BATHROOMS
- ADJACENT TO THE ENGLISH CHANNEL
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

guide price

**£700,000 - £735,000**



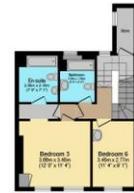
Lower Ground Floor



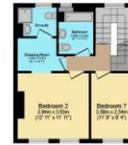
Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor

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Total floor area 247.6 m<sup>2</sup> (2,665 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119139 - 0006

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