



16 Seabeach Lane

Eastbourne, BN22 7NZ

Freehold E Class Building with Residential Development Potential

1,004 sq ft
(93.27 sq m)

- Freehold E Class property
- Standalone two-storey building
- Suitable for Residential conversion
- Predominantly open plan accommodation each floor
- Quoting £115,000

16 Seabeach Lane, Eastbourne, BN22 7NZ

Summary

Available Size	1,004 sq ft
Price	£115,000
Rateable Value	£6,000 Current rateable value (1 April 2026 to present)
VAT	Not applicable
EPC Rating	E

Description

A rare opportunity to acquire a freehold, standalone two-storey E Class building situated in a predominantly residential but mixed-use location in Eastbourne.

The property provides approximately 1,004 sq ft (93.24 sq m) of gross internal floor area, arranged over ground and first floors. The accommodation is predominantly open plan, save for a partitioned room upstairs and WC on the ground. There is currently a double door access to one side and a personnel entrance to the rear.

The premises benefit from established parking rights either side of the building.

Neighbouring properties have been converted to 3 bedroom dwellings, therefore, this proves to be a good opportunity for a developer or an owner occupier with the ability to take on the planning and building works.

The property has been priced for a quick sale, at £115,000, subject to contract only.

Accommodation

The accommodation comprises the following gross internal areas:

Description	sq ft	sq m
Ground Floor	502	46.64
First Floor	502	46.64
Total	1,004	93.28

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.

Planning

Planning permission was obtained for a 3 bedroom dwelling under 170548 - this lapsed in April 2020 but precedence has been set.

Location

The surrounding area is predominantly residential, with a range of shops, services and leisure facilities nearby.

Eastbourne town centre and railway station are readily accessible, while the property's position provides convenient access to the wider Eastbourne area and surrounding road network.



Viewing & Further Information



Alex Roberts
01825 762 222 | 07795 212 798
alex@oldfield-smith.co.uk



Hannah Murphy
01825 762222
hannahm@oldfield-smith.co.uk

