



208-210 Seaside
Eastbourne, BN22 7QT

**Vacant Possession Freehold
For Sale of a Consented
Development Scheme in the
heart of Eastbourne**

1,677 sq ft
(155.80 sq m)

- Within the heart of Eastbourne town centre
- Mixed Use Extensive Corner Property
- Retail/Warehouse on the ground with 3 bed flat above
- Freehold sale with vacant possession
- Consented development scheme
- Guide price of £500,000

208-210 Seaside, Eastbourne, BN22 7QT

Summary

Available Size	1,677 sq ft
Price	Offers in the region of £500,000
Rateable Value	£10,750
Service Charge	N/A
EPC Rating	Upon enquiry

Description

Corner three-storey mixed use building, with a retail and warehousing on the ground floor, residential maisonette above and yard to the side.

The front of the ground floor is designed for retailing, which leads to a interlinked warehouse at the rear, which has loading on Springfield Road. There is an internal access to a lean to timber workshop on the other side, with external access through the yard. The first and second floors are finished to a good standard and arranged as a 3 bedroom maisonette, with separate kitchen, living room, bathroom and WC.

Planning permission has been obtained under 250144 and is valid until 04 April 2025, unless implemented sooner, to form:

Commercial:

Unit 1 (current yard) - 644 sq ft (59.8 m2)

Unit 2 (existing shop) - 546 sq ft (50.7 m2)

Residential:

4x 1 bedroom flats

1x 3 bedroom dwelling instead of the warehouse.

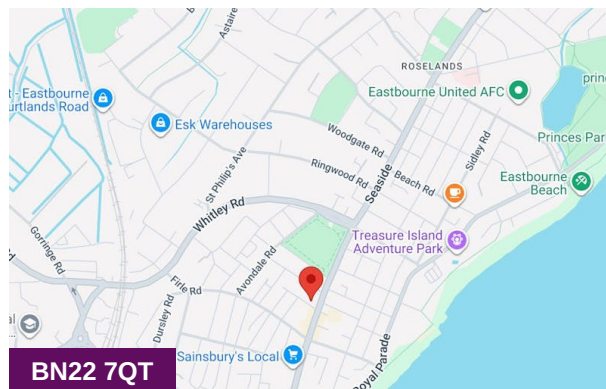
The Freehold Interest is for sale, with the benefit of the planning consent and vacant possession, and we are inviting offers in the region of £500,000. This would suit owner occupiers, investors and developers alike.

Commercial - The EPC is a C and is valid until 2032.

Residential - The EPC is a E and is valid until 2035.

Location

208 Seaside, Eastbourne (BN22 7QS) is located within the vibrant, mixed-use coastal neighborhood of Seaside/Roselands, positioned just east of Eastbourne's main town centre and a short distance inland from the scenic Eastbourne Seafront. This highly accessible location bridges the historic resort charm of the central promenade with the modern amenities of the eastern districts.



Viewing & Further Information



Alex Roberts

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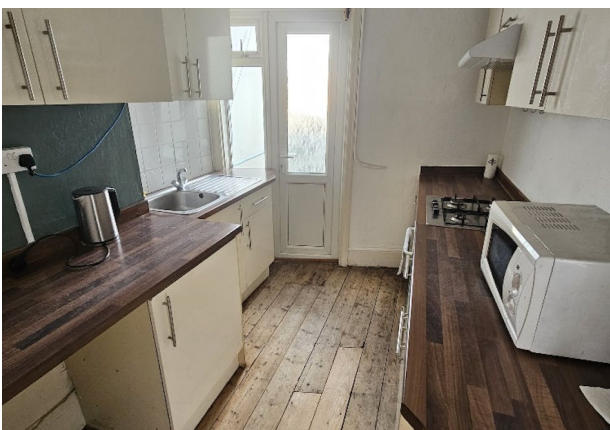
alex@oldfield-smith.co.uk



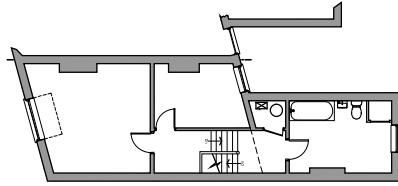
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Scale 1:100 (m)



