



Royal Parade, Eastbourne

9 bedroom semi-detached house for sale

Offers Over £725,000 Freehold

Description

Nestled on the sea front, with an aristocratic history and elegantly refurbished from top to toe, discover luxury living, at award winning Eastbourne guest house, The Langtons.

Stylish seafront sanctuary

Dating back to 1898, this striking Victorian semi was built to house staff of the gentry visiting Eastbourne to 'take the waters'. In later years, The Langtons was converted into a hotel, before being reimagined as The Ridings Hotel when it was merged with the neighbouring property.

Now returned to its original state, The Langtons serves as a successful bed and breakfast, lovingly renovated and updated by its current owners to afford luxury accommodation within a short walk of the bowling green, beach, pier and town centre.

Proudly set on Royal Parade, wrought iron railings enclose a neat patio seating area with potted plants to the front, perfect for enjoying morning coffee whilst admiring the sea. A checkerboard of steps leads to the front door.

A warm welcome

Step inside, into the veranda entrance, where wooden flooring extends underfoot. Refreshing shades of blue and white emulate the clear skies guests can hope to experience in the summer months at



The Langtons, a cheerful palette upon arrival. With ample space for bistro tables and chairs, this veranda is the perfect place to read and relax and enjoy the summer sunshine and sea views.

Beyond, a broad, part-glazed period front door opens invitingly to the entrance hall, with high ceilings embellished by chandeliers. Ahead an archway frames the handsome staircase with its smartly striped carpet.

Rest and relax in the lounge to the right, where a large bay window offers sea views, whilst period features including picture rail, elegant cornicing, ceiling rose and an ornate fireplace add a touch of charming character. A door provides easy access out to the front patio. Carpeted underfoot, gilded wallpaper with a flash of bronze adds to the ambience. Throughout the home new carpets, upgraded bathrooms and designer wallpapers such as William Morris and Sanderson have been chosen to enhance the sense of high-quality luxury.

The African Room

Continue along the entrance hall to arrive at the African Room, the first of nine sumptuous bedrooms at The Langtons. Accessibly located on the ground floor, safari style wallpaper and accents of burnished orange, rich brown and cream create a cosy vibe. With sea views to the front, light also flows in through windows to the rear. Carpeted in cream with a chandelier in the high ceiling, another elegant fireplace adds character. This bedroom also has a television and wash basin with LED mirror above. Freshen up in the tiled ensuite, with WC, heated towel rail and shower.

The Rose Room

Steps lead down from the African bedroom into The Rose Room, dressed in spritely shades of cherry blossom pink and duck egg blue. Light and bright, courtesy of a side window, this contemporary-

feel bedroom is furnished with flat screen television and also has access to its own ensuite with shower, heated towel radiator, WC and vanity unit wash basin with illuminated mirror.

Feast your eyes

Turning right from The Rose Room, follow an inner hallway leading along to the kitchen on the left. Furnished with a large Range cooker, gas hob and extractor, alongside a dishwasher and oven, there is ample space for freestanding American-style fridge-freezers. Light flows in through a large window to the side.

Patterned splashback tiles have an earthy tone for an almost Mediterranean feel. Ample storage is available in the cabinetry with a 1.5 stainless steel sink also in situ. Tucked to the rear of the kitchen is a handy pantry, housing the new boiler with plumbing for a washing machine and a dryer.

From the inner hallway, turn left from the kitchen into the main conservatory dining room. Spacious, light and bright, double doors open to a rear patio should diners wish to enjoy tea or coffee on the rear patio.

Sleep tight

Retracing your steps, continue past the kitchen and take the stairs down to the lower ground floor, to discover the current owners' accommodation. Storage can be found in the understairs cupboard, whilst the main bedroom awaits directly ahead. Carpeted and cosy, soothing shades of blue and silver dress the feature wall, with spotlighting inset above and a fitted wardrobe providing storage. There is also a television point in this bedroom. An external door provides private access to the gravelled side garden which accesses both the front and rear gardens.

Turning left from the main bedroom, the hallway leads to the tastefully refurbished bathroom. Iridescent grey tiles extend

underfoot, with baby blue shades to the walls. A tall cupboard provides plenty of storage, with a curved shower cubicle and fitted furniture accommodating the WC and wash basin, with LED mirror above. There is also a modern white heated towel radiator.

A guest bedroom, to the left of the bathroom, also serves as a study, with intimate low ceiling, bay window with fitted storage, built in wardrobe and television point.

At the end of the hallway, discover a further fitted cupboard, adding to the abundance of storage to be found at The Langtons.

The Red Room

Returning to the main entrance hall, from the ground floor, make your way up the handsome staircase to the first-floor landing, illuminated by scone lighting, where ahead awaits The Red Room. Exuding grandeur, opulent velvety red wallpaper with an eye-catching pattern dresses the walls, with a striking period fireplace. Peacefully nestled to the rear of the home, this bedroom has a peaceful, regal feel, with the bonus of built-in storage and a television. Rest and refresh in the ensuite, with heated towel radiator, wash basin, WC and walk-in shower.

The Tartan Room

Next door on the left is a storage cupboard, before taking a flight of stairs up to another landing, where directly ahead enter The Tartan Room. A cosy single bedroom nestled on the first floor, The Tartan Room is the ideal port in a storm, with elegant décor and expansive views out over the bowling green and sea. Step out onto the small balcony and breathe in the invigorating sea air. Small, but perfectly formed, this bedroom also has a television and its own ensuite, with shower, wash basin with mirror above and WC, accessed via pocket door.

The Garden Room

Next door on the right, step into The Garden Room. Dressed in uplifting accents of green and lilac, this spacious double bedroom is a restful retreat, with incredible far-reaching views out over the sea through the large bay window. Original features include the high picture rail. There is also a television in this bedroom. Freshen up in the ensuite, with shower, wash basin, WC, heated towel radiator and mirrored cabinet. Each ensuite at The Langtons is thoughtfully designed to recreate the decorative tones of its bedroom.

The Regency Room

Returning to the main landing, sneak a peek through the door on the right at The Regency Room. The embodiment of Victorian sophistication, with its original fireplace, The Regency Room currently accommodates a large brass bed, television and a selection of mahogany furnishings, bold patterns adorn the walls and tiled hearth.

With views over both sea and rooftops, to the front and rear, this bedroom exudes classical comfort. A wardrobe provides storage whilst a wash basin with illuminated mirror features in the main bedroom, with an ensuite containing shower, heated towel radiator and WC.

The Quarterdeck Room

Making your way up to the second floor, a serene and secluded sanctuary, continue directly ahead from the landing to reach The Quarterdeck Room, a bountiful twin bedroom, peacefully nestled to the rear of the home. Embracing the nautical influence of the Eastbourne seafront, sun-bleached driftwood effect wallpaper combines with seashell inspired light fittings to capture the whimsy of the shore. With a sloping ceiling and original Victorian fireplace, this bedroom emanates cosy comfort, with a built-in wardrobe, television, views out over the pretty houses to the rear and its own

ensuite, featuring bath containing overhead shower, wash basin, heated towel radiator, LED mirror and WC.

All At Sea

A short flight of stairs leads to an upper landing, where you will discover The Langtons' superior, king size bedroom, All At Sea. Enjoying penthouse vistas over the sea shore, bowling green and channel, the sky blue and cream shades of décor marry mellifluously with the seaside surroundings. With ample room for a sofa, this bedroom is currently furnished with a flat screen television. Guests can refresh in the spotlit, shower room ensuite, with wash basin, mirror and WC, with heated towel radiator in the main bedroom.

The Jasmine Room

Back on the landing, turn right into The Jasmine Room. Bright and airy, dressed in refreshing shades of lemon, cream and grey, this delectable sea-view double has a cosy feel with its sloping roofline. A sunny sanctuary, the large window looks out over the beach and sea, with chandelier, flat screen television and original fireplace. Spritz off the salty sea air in the stylish ensuite, with shower, wash basin with LED mirror and WC with heated towel radiator in the main bedroom.

Garden escapes

With a sunny terrace to the front of The Langtons, there is also a private courtyard garden to the rear. Low maintenance paving is pretty underfoot, with many potted plants adding leafy foliage and colour. There is space for a hammock, bistro table and even a shed. A gate leads to the side where there is a handy parking space.

Along the prom and beyond

Guests can relax and unwind in the homely luxury and comfort of The Langtons after a busy day exploring the delights of Eastbourne. With a bus stop on the doorstep, it is also easy to explore the South

Downs and further afield.

Within walking distance of the seafront, enjoy the restorative pleasures of the sea and beach from the quieter end of the seafront.

The bowling green is just across the road, whilst just a one-minute walk away lies the beach and Beach Deck Café. Enjoy a stroll along the prom and the pier.

With something for everyone, head out into town and discover the many great restaurants, cafes, bars and pubs to choose from in Eastbourne, roughly a five-ten-minute walk away.

A thriving seaside town with a close knit, supportive local B&B community (who often hold social events) it's not just the guests who are destined to have fun at The Langtons, with much on offer for the hosts too.

Check the local social media pages to discover an up-to-date itinerary of what's on, with Eastbourne hosting events most weekends from April to November, from the pre-Wimbledon Tennis Championship and four day air show to jazz weekend and soapbox races.

With five theatres to choose from, culture and entertainment are in plentiful supply, whilst Eastbourne is also home to the famous Towner Gallery, currently hosting The Turner Prize 2023. Eastbourne's bandstand regularly hosts many musical events.

From fun filled days on Beachy Head to explorations of the local farmers' markets and trips on the miniature steam railway, The Langtons is perfectly placed to discover the many delights Eastbourne has to offer.

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Council Tax Band: A

Tenure: Freehold

Guest House

Tenure

Freehold

Approximate Gross Internal Area = 319.3 sq m / 3437 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1015090)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		

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