

Boston House, Eastbourne BN20 7TE



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Overview

- Opportunity to acquire Boston House, Plots 1, 2 and 15 to redevelop into a retirement community
- Attractive existing building with current planning permission to develop a C3 scheme of 33 apartments and 3 houses, which is subject to a re-design.
- Offers on a subject to planning basis – potential for up to 60 apartments
- Located on the South Downs National Park, with excellent access to local facilities including the lawn tennis club and Royal Eastbourne Golf Club
- A 10 minute walk to local shops and amenities, 15 minute walk to the beach and 5 minute drive to Eastbourne Train Station

The Opportunity

The indicative parcel identified for sale is shown on the red line plan adjacent. The bulk of the parcel is occupied by Boston House, which will be subject to a conversion with new build lateral extension potential, in addition to stand alone new build accommodation. The Vendors intend to retain and deliver the remainder of the 5-acre site pursuant the recent planning permission granted for residential accommodation.

Should this be of interest, we encourage arranging a site inspection with JLL and the Vendors to discuss they key principles of any future redevelopment of the land.



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The Site

The overall Site is approximately 5 acres in area and comprises a former girl's independent day and boarding school in Eastbourne with over 100,000 sq ft (GIA) of existing built form. The freehold extends across four titles ESX57587, ESX184776, ESX184777 and ESX20119.

It is located in Eastbourne on the south coast of England, approximately 55 miles south east of Central London. The property is located on the edge of the South Downs National Park which can be easily accessed via a private gate at the rear of the property. On Eastbourne seafront there are Victorian hotels including the 5* Grand Hotel as well as the 19th-century Eastbourne Pier and a 1930s bandstand. Towner Art Gallery includes modern British works. Nearby, Redoubt Fortress, built during the Napoleonic Wars, has a military museum. The South Downs National Park is south west along the coast where there are tall chalk cliffs of Beachy Head and its iconic striped 1902 lighthouse. Neighbouring centres include Brighton (20.5 miles to the west), Newhaven (12 miles west), Hailsham (8 miles north), Bexhill (15.5 miles west) and Hastings (20.5 miles east).

Current Planning

The Site has the benefit of detailed planning permission granted on 5 September 2022 for 'Partial demolition and change of use of vacant private school to C3 (residential) to enable conversion of Moira House, Boston House and Dunn House to 33 apartments and 2 houses with associated excavation to facilitate construction of covered parking area. Erection of 17 new family houses, along with dedicated parking for houses and associated landscaping, communal amenity space and play space.'

A Link the planning application is available by clicking [HERE](#).

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Indicative Sale Boundary

Not to Scale

