

Eastbourne Phase 2b construction update

Victoria Place, Seaside Road, Grand Parade, Burlington Road

14 November 2025

Recent progress

Paving works have been completed on the footway outside Malayalam, Terminus Fruit & Veg and Fresco. Sub-base preparations are taking place outside of Gladstone Court, 245 Terminus Road and Gianni's.

Paving work has been completed on the opposite footway adjacent to H's Diner, Cake Box, Tuk Tuk, Kessa Coffee, and To the Rise. Sub-base preparation is underway on the footway outside Drop of the Ocean, Bangers & Mash, Mr Gifts, and True Nails.

Paving has continued at both ends of Victoria Place on the concrete bases and tarmac that has previously been laid. A lane closure is currently in effect on Grand Parade to safely enable ongoing excavation activities at the intersection with Victoria Place.

Temporary lighting columns have been installed on Victoria Place pending the delivery of heritage-style columns. Installation of the permanent fixtures is scheduled to commence on 24 November.

What's happening next week

Further concrete bases will be installed ahead of paving installation at the south end of Victoria Place.

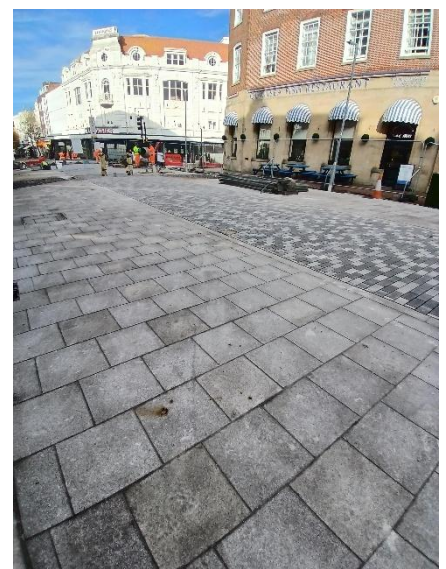
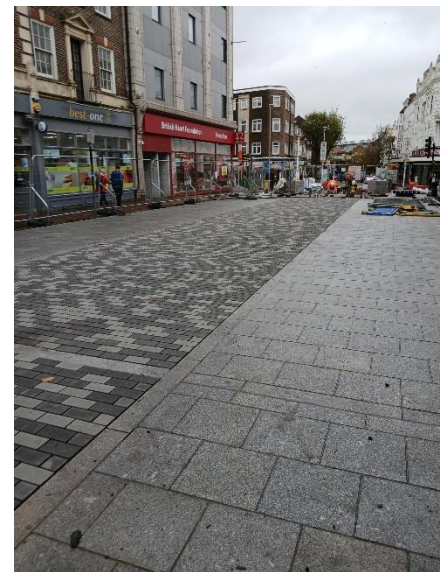
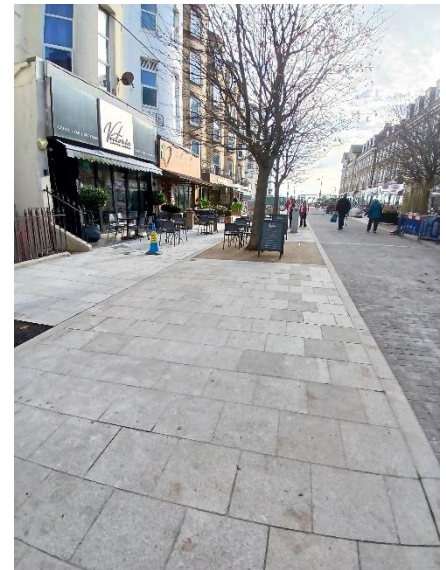
Paving installation will continue on the footways outside Gladstone Court, 245 Terminus Road, Gianni's, Drop of the Ocean, Bangers & Mash, Mr Gifts, and True Nails. Excavations and sub-base preparations will begin on the footways outside of Alantica Clothing, Demelza, Mei Asia, DMZ and Qualisea.

Fencing will remain in place in these locations while the team continue the installation of kerbing and paving in these locations.

Traffic management in place and coming up

One lane on Grand Parade is currently closed to facilitate work at the junction of Victoria Place and Grand Parade. Temporary Lights will be in place for the duration of these works.

Temporary pedestrian crossing points will remain in place on Seaside Road and Grand Parade until the new permanent pedestrian crossings are installed.



Eastbourne Phase 2a construction update

Bolton Road, Terminus Road, Langney Road

14 November 2025

East Sussex
Highways

Balfour
Beatty

East Sussex
County Council

Recent progress

The existing road surface has been removed on Terminus Road in the carriageway section, extending from the end of Bolton Road to the area outside the M&S shop.

The current kerbs have been removed and replaced with the new granite replacements. Drainage has been installed and paving works have started opposite The Beacon entrance.

What's happening next week

Sub-base preparations will continue on the carriageway section of Terminus Road and paving will continue each side of the carriageway.

The pavement sections adjacent to the shops and restaurants will be completed separately and access will be maintained at all times.

Fencing will remain in place in these locations while the team continues the installation of kerbing and paving in these locations.

Traffic management in place and coming up

Terminus Road will be closed to vehicular traffic between Bolton Road and Langney Road from 13 October to 19 December 2025.

Access to Langney Road will be available via Susans Road. Langney Road will be converted to a two-way street, with a newly installed turning circle at the Terminus Road end. Bolton Road will also be converted to a two-way street, utilising the newly constructed turning area, adjacent to numbers 2 to 6 Langney Road, to allow vehicles to exit via Lismore Road. Vehicles are not permitted to turn right onto Bolton Road from Lismore Road; instead, they must proceed around the roundabout to access Bolton Road.

Want to know more?

If you have got any queries, come and see the team at the site office: 25a Langney Road – next to Marley's restaurant. We are there every Wednesday afternoon between 1pm and 3pm.

You can also find more information on our webpage:

www.eastsussexhighways.com/highway-schemes/eastbourne-town-centre-phase-2

Call our contact centre on 0345 60 80 193 who will pass your query to the team, or email EastbourneImprovements@balfourbeatty.com (once these works are completed, this email address will be closed).

