



North Street  
St. Leonards-On-Sea, TN38 0EY

Offers in excess of £400,000 Freehold

Wyatt  
Hughes  
Residential Sales

## North Street, St. Leonards-On-Sea, TN38 0EY

Are you looking for a development opportunity in the heart of St Leonards on Sea? Look no further than this fantastic five-flat plot located on North Street St Leonards. The proposed site offers the potential to create three two bedroom flats and two one bedroom flats, as well as a refurbishment of the existing cottage.

Located in the heart of St Leonards town centre close to the seafront and mainline railway station. This prime location offers easy access to a range of amenities, from local shops and supermarkets to restaurants and bars. The nearby beach is a great place to enjoy a family day out or take a stroll along the promenade. The area has excellent transport links and provides easy access to Hastings and Eastbourne.

The property is situated on a large plot of land which offers plenty of potential for development. The existing cottage could be refurbished to provide additional accommodation, while the remaining space could be divided into three two bedroom flats and two one bedroom flats.

The proposed scheme also accounts for external works such as landscaping and parking. This would provide additional space for residents and visitors alike and could help improve the value of the property.

St Leonards on Sea has a lot to offer those looking to invest in a development opportunity. With its stunning seafront, excellent transport links and abundance of amenities, it makes an ideal location for anyone looking to make their mark in this vibrant seaside town.

This five-flat plot is sure to appeal to investors and developers alike, so don't miss out and book your viewing today.

Planning ref; HS/PRE/23/00337

- Development opportunity
- Exsisting cottage to renovate
- Central location
- Planning ref; HS/PRE/23/00337
- Potential for 3 x 2 bedroom flats
- In the heart of the town
- Large workshop and garage
- Potential for 2 x 1 bedroom flats
- Close to mainline station and seafront





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

