

# HUNT FRAME

ESTATE AGENTS



3 Side Elevation South SE - Ashburnham rd  
1:100

## 2 Mill Road

Upperton, Eastbourne, BN21 2LY

£950,000





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

### Viewing

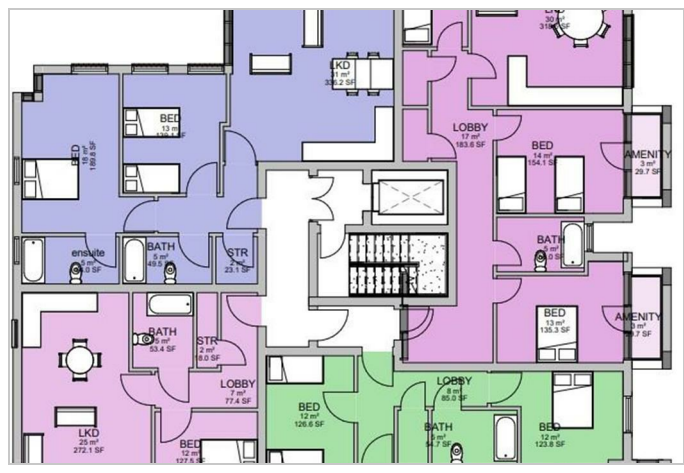
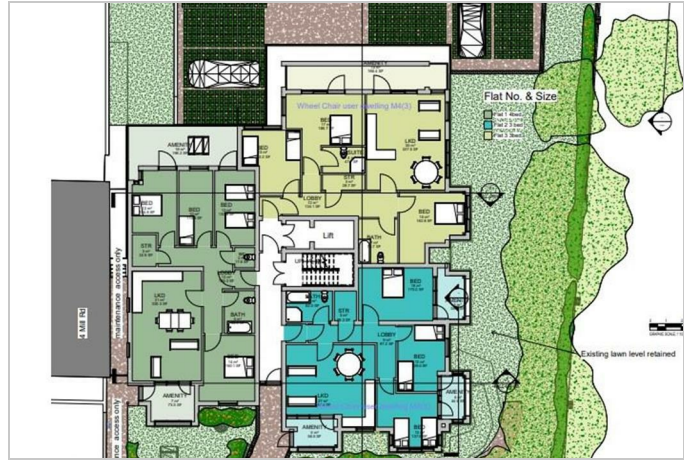
Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- DEVELOPMENT OPPORTUNITY
- FOUR FLOORS
- FOUR X ONE BEDROOMS
- THREE X THREE BEDROOMS
- 13 CAR SPACES
- THIRTEEN (13) APARTMENTS
- 1049 SQ M : 11,287 SQ FT
- FOUR X TWO BEDROOMS
- TWO X FOUR BEDROOMS
- 32 CYCLE SPACES

DEVELOPMENT OPPORTUNITY - PLANNING GRANTED FOR THE DEMOLITION OF THIS PERIOD BUILDING WITH 13 LUXURY APARTMENTS WITH ASSOCIATED PARKING. ARRANGED OVER FOUR FLOORS WITH AROUND 1047 SQ M2 OR 11,274 SQ FT OF ACCOMMODATION.

Mill Road forms part of one of Eastbourne's most sought after residential areas only about one mile from the town centre which offers a wide range of amenities. Eastbourne town centre is enhanced by its new Beacon shopping centre and its fine Victorian seafront. Sporting facilities in Eastbourne area include 3 principal golf courses and one of the largest sailing marinas on the south coast. There are mainline rail services from Eastbourne to London Victoria and to Gatwick. Scenic downland countryside of the South Downs National Park is just to the west and offers wonderful recreational opportunity.

APPEAL REF: APP/T1410/W/22/3290505 <https://www.jewes-eastbourne.gov.uk/2088/?DocNo=24673858>



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