

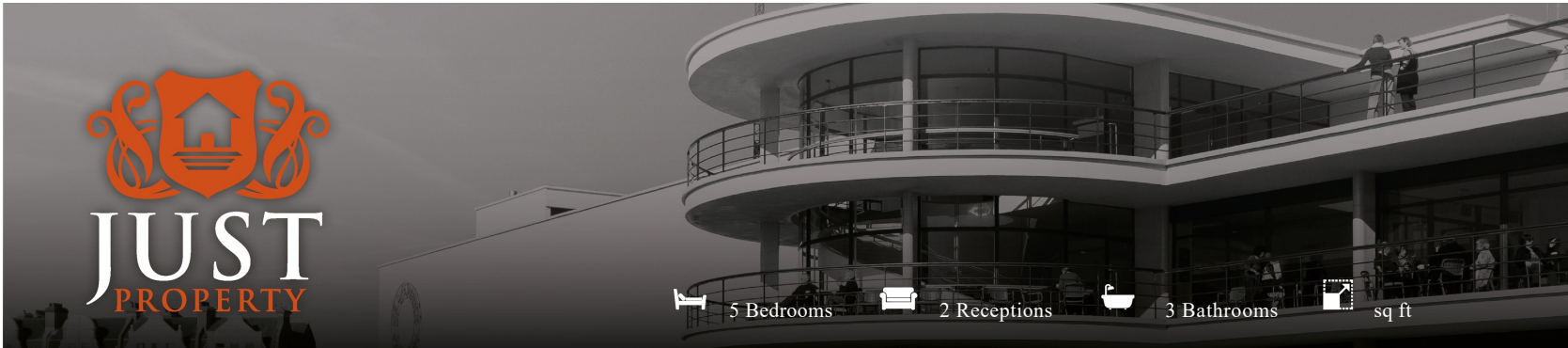
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential



# FLOORPLANS

5 London Road, Bexhill-On-Sea, TN39 3NY

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Freehold

£599,950







5 Bedrooms 2 Receptions 3 Bathrooms sq ft

## PROPERTY DETAILS

Just Property proudly bring to the market this impressive and versatile semi-detached property that offers DEVELOPMENT and INVESTMENT opportunity. Accommodation comprises commercial/retail unit, 58ft storage unit/warehouse and large basement.

This property offers development potential subject to the necessary planning consent. A planning application has been submitted for the conversion of the rear warehouse area to provide a ground floor two/three bedroom apartment with private pedestrian access.

Additional accommodation comprises of a studio apartment with separate kitchen and shower room/WC and to the first and second floor a spacious maisonette with five/six double bedrooms, family bathroom/WC and additional Shower Room/WC.

The property also benefits from having gas central heating, double glazed windows, outside space to the ground floor and a roof terrace. The property is ideally located in the prime town centre location benefitting from Bexhill's many shops, cafes and amenities and is within close walking distance to Bexhill main line railway station and seafront.

The property is being sold with no onward chain and a viewing is essential to fully appreciate the full potential of this site.



## ROOM DIMENSIONS

Commercial/Retail Unit  
25'1" x 14'2" (7.66 x 4.33)

WC

Entrance Hallway

Basement  
29'2" x 17'10" (8.91 x 5.45)

Ground Floor Studio Apartment

Bedroom/Living Room  
12'4" x 10'3" (3.78 x 3.13)

Separate Kitchen  
7'1" x 6'10" (2.16 x 2.09)

Shower Room/WC

Large Storage Unit/Warehouse  
58'3" x 14'6" (17.78 x 4.42)

Commercial Area One/Kitchen  
23'5" x 14'6" (7.16 x 4.42)

WC

Warehouse Area  
34'5" x 14'6" (10.50 x 4.42)

Residential Maisonette

First Floor Half Landing

Kitchen/Breakfast Room  
20'1" x 10'1" (6.13 x 3.09)

Shower Room/WC

Sitting Room/Bedroom One  
18'5" x 15'4" (5.62 x 4.69)

Bedroom  
13'3" x 12'2" (4.05 x 3.71)

Second Floor Half Landing

Bedroom  
13'6" x 10'9" (4.12 x 3.28)

Family Bathroom/WC

Bedroom  
13'9" x 12'4" (4.21 x 3.76)

Bedroom  
13'1" x 11'0" (4.01 x 3.36)

Bedroom  
9'11" x 7'10" (3.03 x 2.41)

Courtyard/Pathway

Roof Terrace

## FEATURES

- **\*\*\*Rare Opportunity\*\*\***
- Investment Opportunity
- Development Potential
- Commercial Shop Front
- Separate Studio
- 5/6 Bedroom Maisonette
- 58'ft Storage Unit/Warehouse
- Additional Warehouse Space
- Town Centre Location
- Basement

