

East Street Littlehampton



East Street Littlehampton

£450,000



null

BEDROOM

null

RECEPTION

null

BATHROOM

About the property

Guide Price £450,000 - £475,000

This unique site presents a rare opportunity for developers and investors to create a standout project in the heart of Littlehampton. The approved planning permission for 9 luxury apartments ensures a streamlined development process with a suggested gross development value of £2,500,000.

The site's predominantly rectangular shape allows for efficient use of space and ease of planning, making it an ideal canvas for a range of development visions. Whether continuing with the approved residential plans or exploring new commercial ventures, this site is poised to become a valuable asset in a prime location.

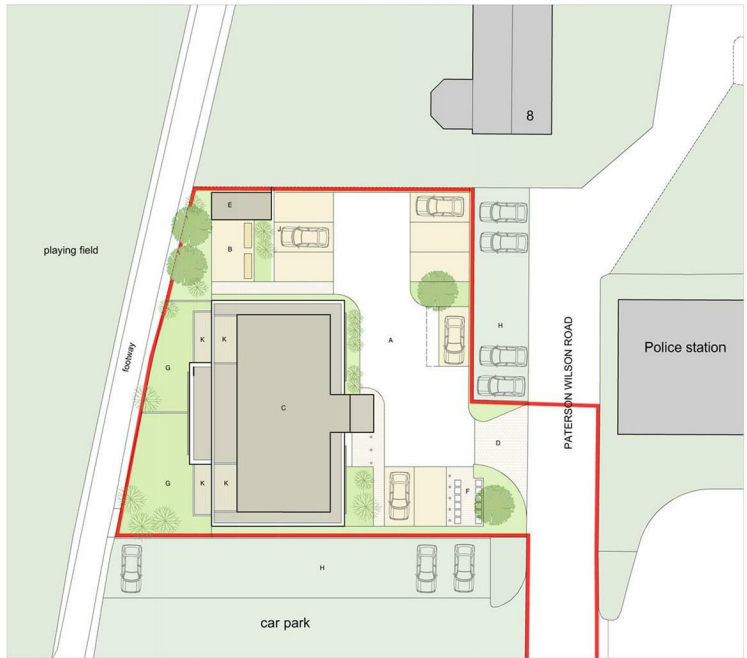
The site is predominantly rectangular, providing an efficient and adaptable layout for development located in a popular part of Littlehampton - a vibrant and growing community with excellent amenities and transport links.

Approved under consent LU/45/24/PL, planning permission is granted for the demolition of the existing building and the construction of 9 high-quality apartments, catering to the increasing demand for residential properties in Littlehampton. The development plan includes associated features such as parking, landscaping, and bin/bicycle storage and incorporates thoughtful ample amenities to enhance the living experience.

In our opinion, this site may also suit other commercial uses, subject to necessary consents (STNC). Its strategic location and layout make it ideal for various commercial developments, including offices, retail spaces, or mixed-use projects.

The substantial and well-shaped site offers flexibility for developers to adapt the approved plans or explore new commercial opportunities. With planning permission already secured, this site represents a significant investment opportunity, with potential for attractive returns in both residential and commercial markets.





Proposed site plan Scale 1:200 @A3



key

- A paved forecourt/parking
- B communal garden
- C flat roof with PV panels
- D existing entrance adjusted
- E cycle storage area
- F recycling area
- G private garden
- H adjoining parking spaces
- J new 1.5m garden wall

Planning issue

No dimensions to be scaled from this drawing. Any dimensions shown on the drawing should be checked on site.
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client

project Ambulance Station
Paterson Wilson Rd, Littlehampton
drawing Proposed Site Layout
scale 1:200@A3 date NOV 23 drawn jh

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Architects and Planning Consultants
TA 1514 /10



Proposed Ground floor plan Scale 1:100 @A3



Accommodation:

- G1 3 bed 4 person unit 81 sqm
- G2 3 bed 4 person unit 82 sqm
- F1 2 bed 3 person unit 61 sqm
- F2 2 bed 3 person unit 62 sqm
- F3 1 bed 1 person unit 40 sqm
- S1 2 bed 3 person unit 61 sqm
- S2 2 bed 3 person unit 62 sqm
- S3 1 bed 1 person unit 40 sqm
- T1 3 bed 4 person unit 95 sqm

Planning issue

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scale 1:100@A3 date NOV 23 drawn jh

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Proposed first floor plan Scale 1:100 @A3



Proposed second floor plan Scale 1:100 @A3



Accommodation:

- G1 3 bed 4 person unit 81 sqm
- G2 3 bed 4 person unit 82 sqm
- F1 2 bed 3 person unit 61 sqm
- F2 2 bed 3 person unit 62 sqm
- F3 1 bed 1 person unit 40 sqm
- S1 2 bed 3 person unit 61 sqm
- S2 2 bed 3 person unit 62 sqm
- S3 1 bed 1 person unit 40 sqm
- T1 3 bed 4 person unit 95 sqm

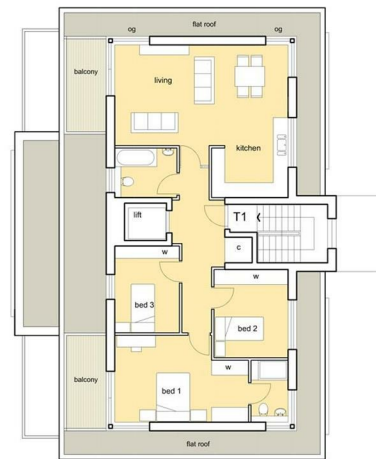
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Proposed third floor plan Scale 1:100 @A3



Accommodation:

- G1 3 bed 4 person unit 81 sqm
- G2 3 bed 4 person unit 82 sqm
- F1 2 bed 3 person unit 61 sqm
- F2 2 bed 3 person unit 62 sqm
- F3 1 bed 1 person unit 40 sqm
- S1 2 bed 3 person unit 61 sqm
- S2 2 bed 3 person unit 62 sqm
- S3 1 bed 1 person unit 40 sqm
- T1 3 bed 4 person unit 95 sqm

Planning issue

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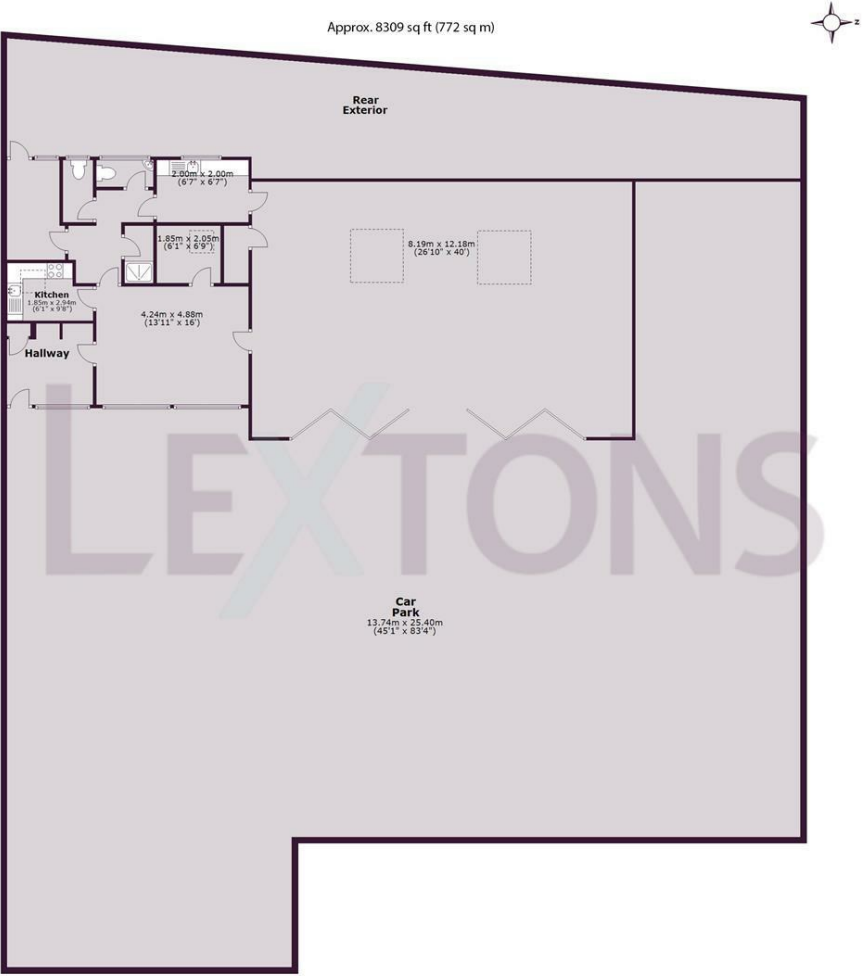
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SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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