

Courtwick Park, Courtwick Lane, Littlehampton, BN17 7PD

£1,000,000

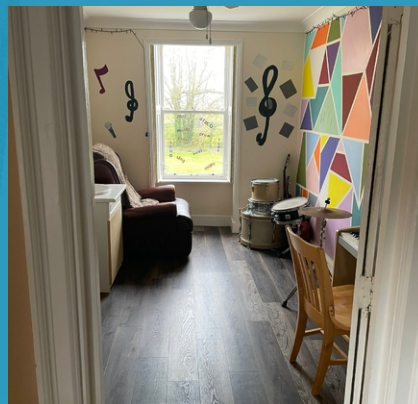
- Fantastic Investment Opportunity
- Existing Grade 2 Listed Building
- Currently In Use As A Supported Living Care Home
- Development Potential
- Available Plot Around 1 Acre In Size
- Buyer's Fee Applies

Property Overview

Courtwick Park currently operates as a care home in the attractive south coast town of Littlehampton in West Sussex. A grade 2 listed building set over 3 floors plus considerable usable space in the basement, the property would benefit from a program of modernisation to extend it's current use or could lend itself to residential conversion, subject to the necessary consents. Of particular interest would be the possibility of acquiring and potentially further developing (again STPP) the area in the curtilage of the existing building. This depending on where the lines were drawn could result in a combined plot size in excess of 1 acre. With the land being flanked on either side by residential developments this would appear to be a most attractive proposition.

The property briefly comprises the following:

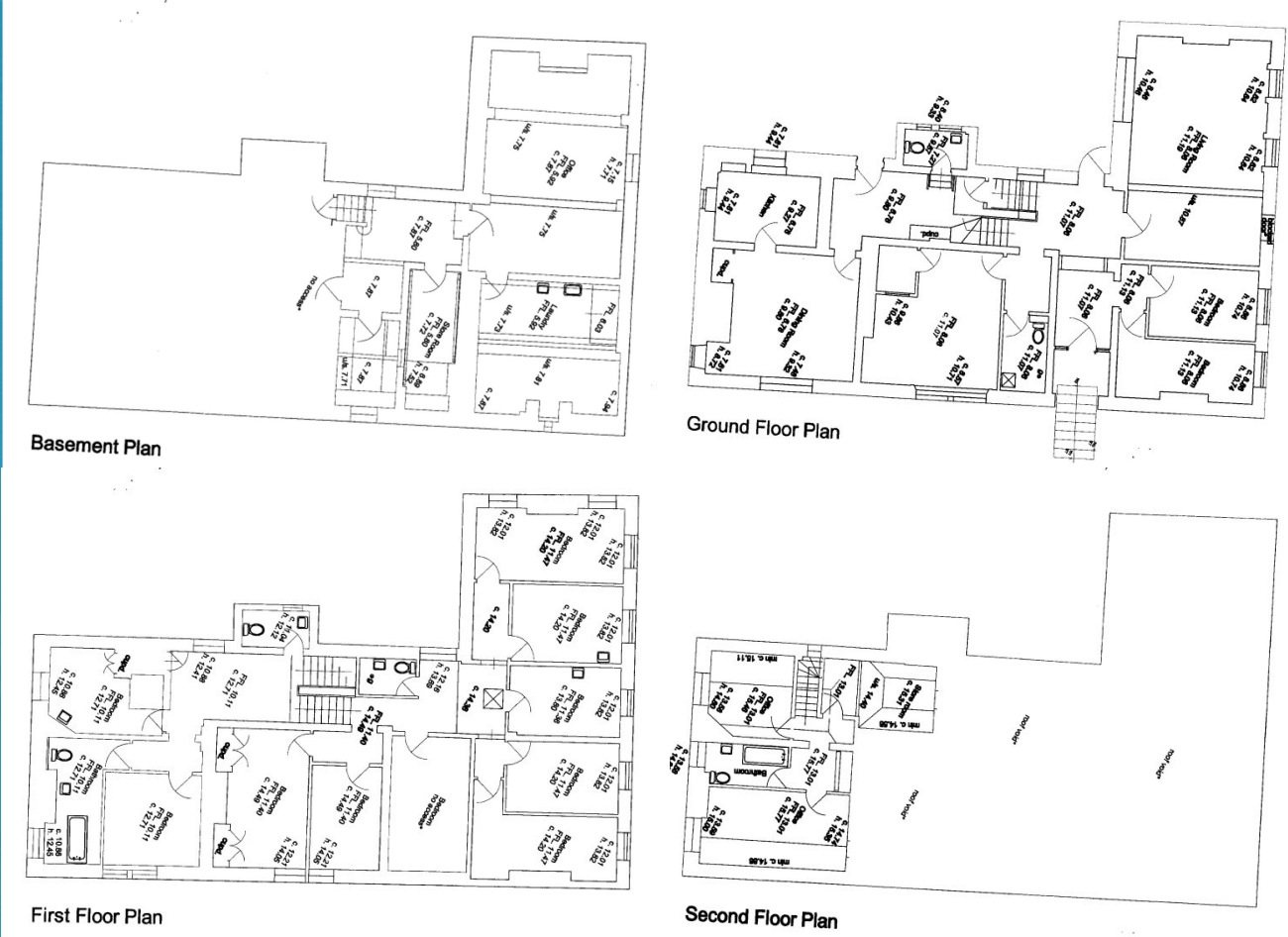
The basement floor, including a large office space, storage room, pantry and laundry room. The ground floor offers main access to through the front of the building with side access, as well as main access to the garden area and the car park. The ground floor additionally has two bedrooms, two toilets, two large living areas and kitchen/dining area. The first floor holds the most rooms used as bedrooms, with ten double rooms and one large bathroom, one toilet and a wet room. The second floor has two large rooms and a bathroom. The property has double glazing windows throughout. A large garden at the rear of the building with closed access by brick wall, with an out house at the side access of the property. Private parking is accessible alongside the front of the building.



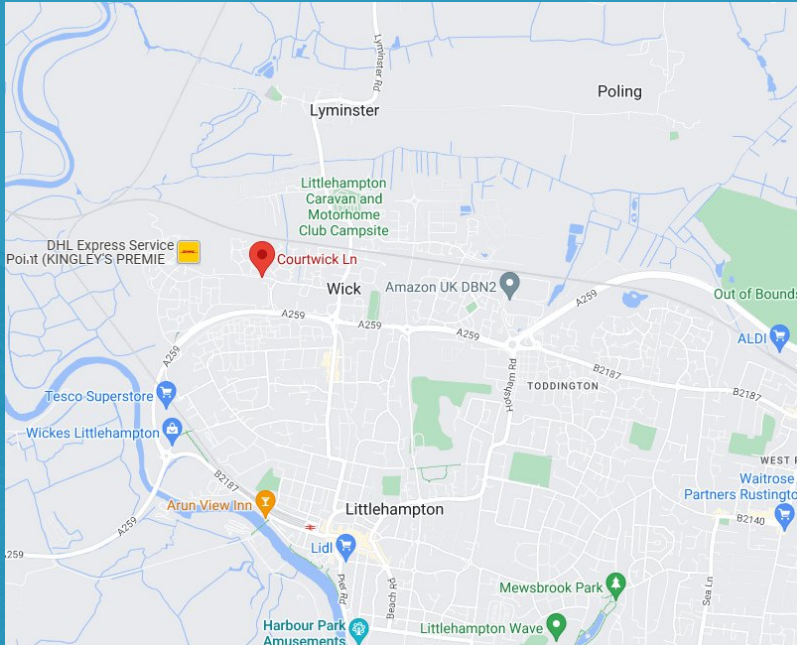
Income

n/a

Floorplan



Location



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Buyer's Fee Applies

Contact us

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