



**Langney Road, Eastbourne BN22 8AH**



**welcome to**

**Langney Road, Eastbourne**

An excellent investment / development opportunity to acquire this detached freehold building on the outskirts of Eastbourne town centre with planning permission granted in December 2024 for a three-bedroom residential flat with off-street parking.



## Commercial

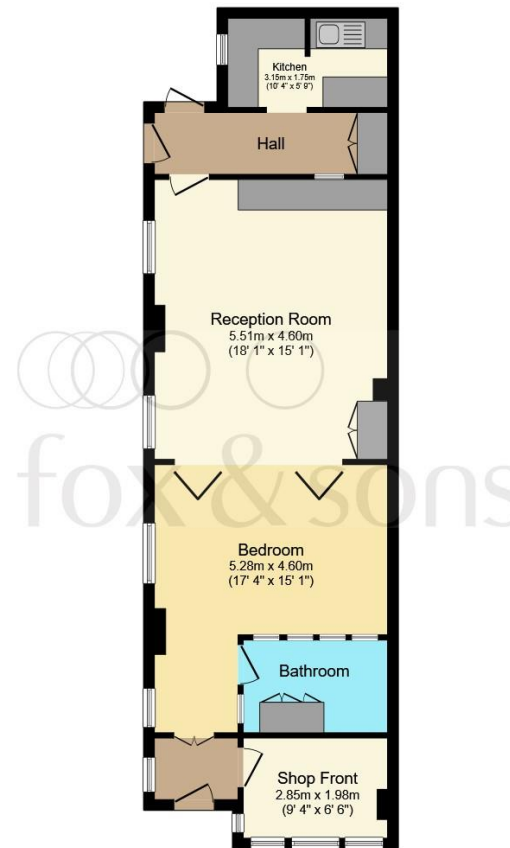
Self-contained, lock-up commercial unit with an approximate internal area of 77.7 sq m.

## First Floor Flat

Accessed via an external staircase which is shared with the second floor flat. It is tenanted at a current monthly rent of £899 (Not inspected).

## Second Floor Flat

Sold off on a 99-year lease from December 2004.



Total floor area 70.2 m<sup>2</sup> (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Langney Road, Eastbourne

- INVESTMENT/DEVELOPMENT OPPORTUNITY
- DETACHED FREEHOLD RESIDENCE
- LOCK UP COMMERCIAL PREMISES ON GROUND FLOOR WITH planning permission granted in December 2024 for a three-bedroom residential flat with off-street parking (Planning Application Ref - 240534)
- TWO BEDROOM FIRST FLOOR CURRENTLY RENTED
- SECOND FLOOR FLAT SOLD OFF WITH SHORT LEASE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN120048 - 0002

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fox & sons



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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