



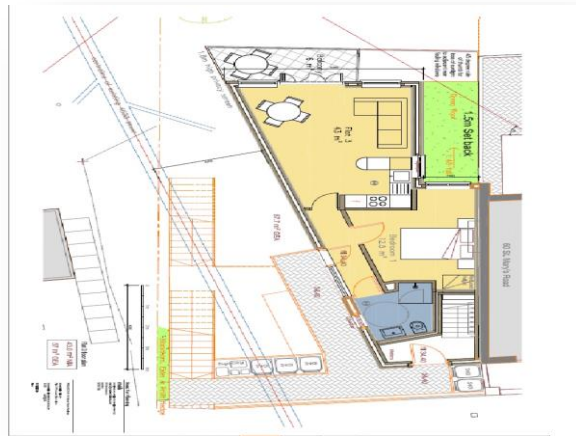
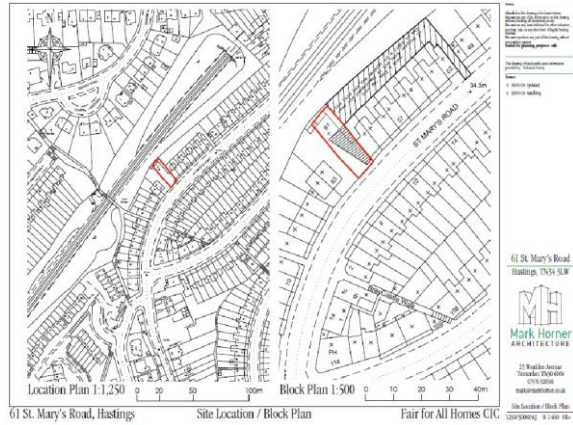
Land St. Marys Road, Hastings TN34 3LW



welcome to

Land St. Marys Road, Hastings

Welcome to the market this exciting opportunity to acquire this plot of land which has full planning permission to build four self-contained apartments. The proposed development relates to the erection of a new zero-carbon dwelling which will span over five floors starting from lower ground level.



Flat 1

Flat 1 will be arranged at lower ground floor level 1 and will be accessed via steps leading down from St Mary's Road. The flat will provide one-bedroom accommodation arranged with entrance hall, kitchen/living/dining room, bedroom and bathroom. Externally the flat will benefit from a private patio area. This is a large flat comprising some 64 sq m. Flat 1 includes an allocated parking bay.

Flat 2

Flat 2 will be arranged at lower ground floor level 2 and will be access via steps and a mini bridge leading down from St Mary's Road. The flat will provide one-bedroom accommodation arranged with entrance hall, kitchen/living/dining room bedroom and bathroom. A balcony will extend from the sitting area. This flat comprises some 57 sq m. Flat 2 includes an allocated parking bay.

Flat 3

Flat 3 will be arranged at ground level 3 and be accessed via a level pathway from St Mary's Road. The flat will provide one-bedroom accommodation arranged with entrance hall, kitchen/living/dining room, bedroom and bathroom. A balcony will extend from the sitting area. This is the smallest flat comprising some 44.5 sq m.

Flat 4

Flat 4 will be arranged at first and second floors (levels 4 and 5) and be accessed directly from street level. The flat will provide one-bedroom accommodation arranged with entrance hall, kitchen/sitting/dining room and WC at first floor and bedroom with en suite bathroom at second floor level. A balcony will extend from the sitting area and the bedroom will benefit from views over a flat living roof to the rear. This is a large flat in the form of a maisonette comprising some 61.50 sq m. Flat 4 includes an allocated parking bay.



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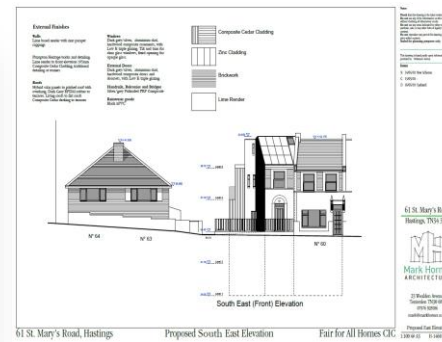
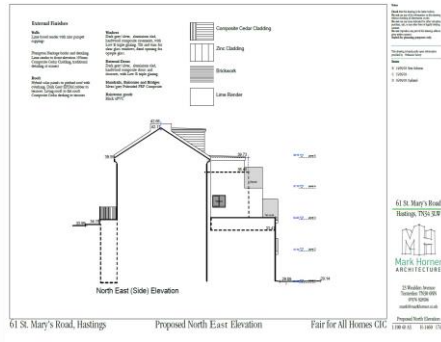
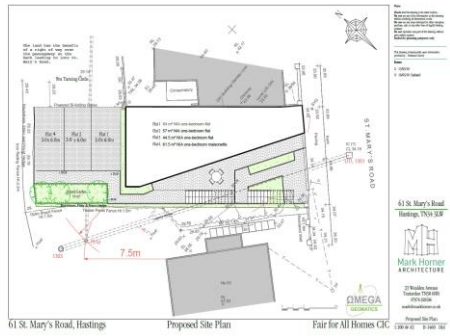
Land St. Marys Road, Hastings

- NEW BUILD DEVELOPMENT
- PLANNING PERMISSION OBTAINED
- FOUR SELF CONTAINED UNITS
-
-

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HAS116986 - 0005



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