

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Sutton Drove, Seafood, BN25 3ET By Auction £550,000 Freehold

Significant Joint Venture Opportunity
Auction Guide £550,000+
Planning Permission Approved For 9 Flats

JOINT VENTURE FULLY AVAILABLE ON TERMS TO BE AGREED

Vacant site with planning permission granted on 7th August 2024 for 9 self contained flats with parking spaces that will comprise of

4 x 1 bedroom flats (Each With Additional Guest Room/Study)
3 x 2 bedroom flats
2 x 3 bedroom flats

For full details of the planning permission granted and to view all of the relevant plans, drawings and documents, please visit

<https://planningpa.lewes-eastbourne.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



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
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent