

32 Queens Road, Brighton, BN1 3YE

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Meeching Rise, Newhaven, East Sussex BN9 9LB Auction Guide £150,000 Freehold

For Sale By Private Treaty

Guide Price 150,000-£200,000

On behalf of the Elim Pentecostal Church, we are delighted to offer this detached community centre/church offering some 1,265 square foot in size (117 square metres).

Detached with ample parking, the property lends itself to the possibilities of a variety of differing uses including redeveloping into town houses, flats or other recreational/business uses, such as doctors surgery, dentist's practise, physiotherapist centre, nursery, community hub etc all of course subject to the usual planning requirements.

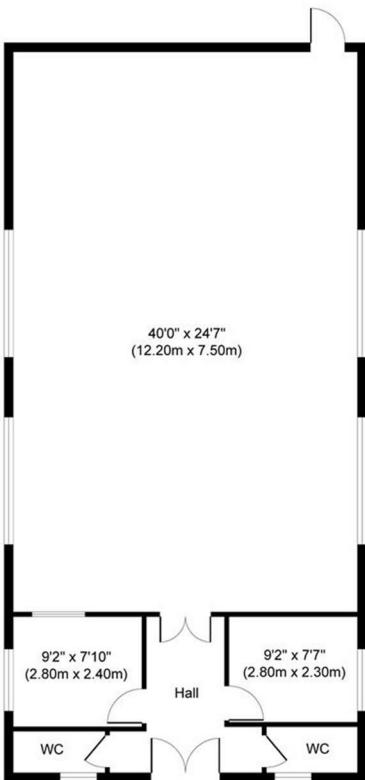
Located quite literally on the outskirts of the town centre of Newhaven, close to The Fort and other local amenities including shops, coffee shops, bars and restaurants. Access to other parts of Sussex are available, particularly by road with the city centre of Brighton a short distance away.

A future overage provision may apply, please contact the auction team for further information.

ALL MEASUREMENTS AND FLOORPLANS ARE APPROXIMATE, FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT TO BE RELIED UPON.

FEES APPLY.





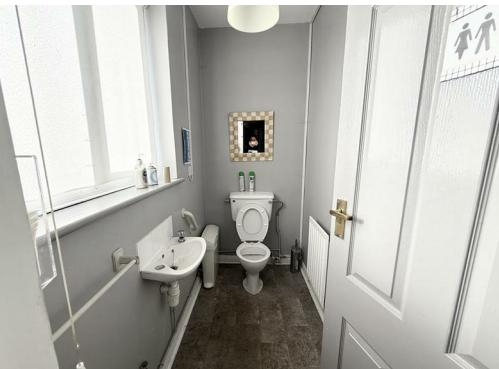
Approximate Floor Area
1267 sq. ft
(117.75 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

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

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