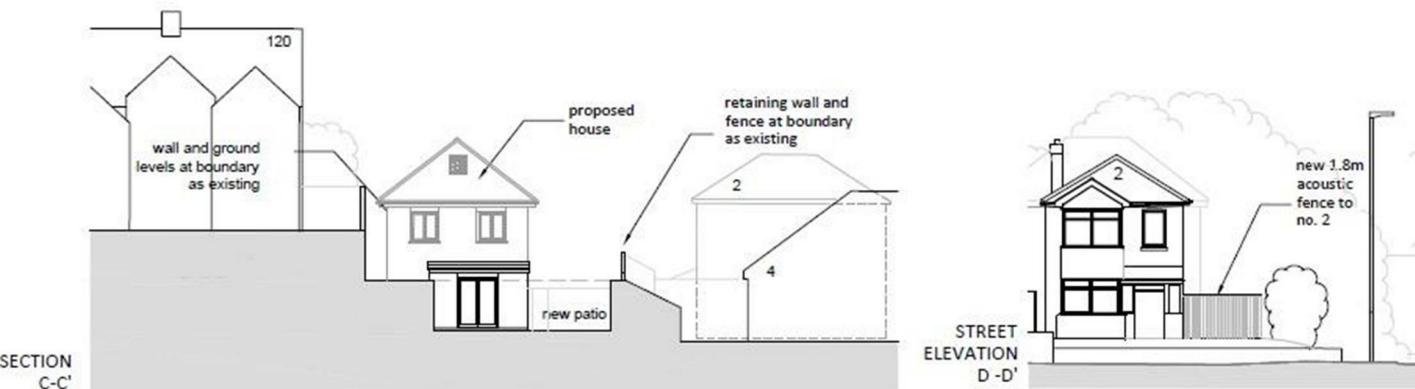
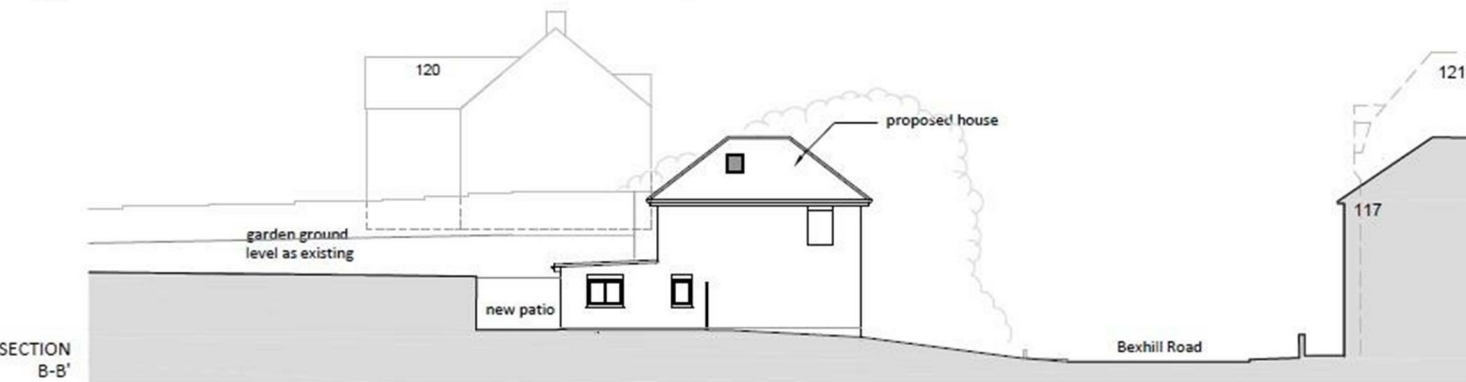
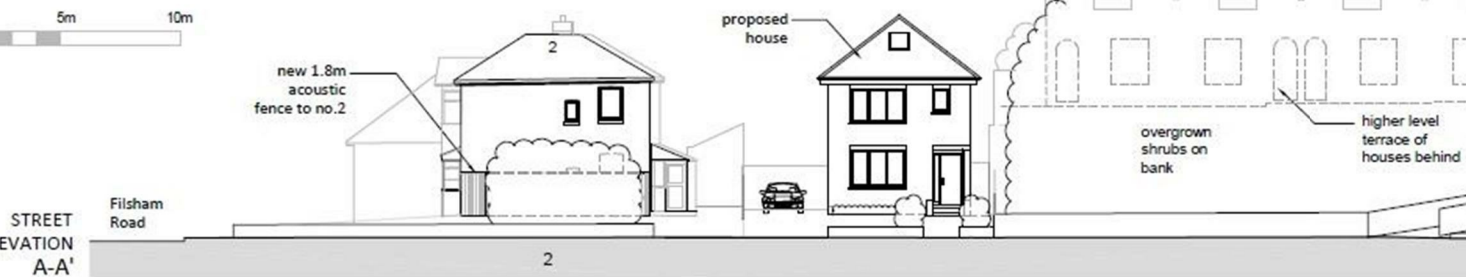


# PROPOSED SITE DRAWINGS



Land at, Filsham Road, St. Leonards-On-Sea, TN38 0AU

Excellent opportunity to acquire this BUILDING PLOT available with planning permission for construction of a FOUR BEDROOMED DETACHED HOUSE with PARKING.

Conveniently located on Bexhill Road, close to amenities and the beach/seafront. This is a FANTASTIC OPPORTUNITY for anyone seeking an INVESTMENT OPPORTUNITY or should you be looking to purchase land to build their own house to live in.

Planning can be found via the Hastings Borough Council planning portal under reference: HS/FA/21/01127.

Please call the owners agents now to book your immediate viewing.



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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Council Tax Band: