



ESTATE AGENTS

**46, Norman Road, St. Leonards-On-Sea, TN38 0EJ**

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**Price £695,000**

PCM Estate Agents are delighted to offer an incredibly RARE OPPORTUNITY to secure this FREEHOLD BUILDING located in this highly sought-after and RARELY AVAILABLE ROAD considered the hub of central St Leonards, within close proximity to the seafront and Warrior Square with its mainline railway station.

The property consists of a COMMERCIAL SPACE measuring 46'10 to the ground floor, whilst the upper floors consists of a SPACIOUS THREE BEDROOM MAISONETTE with ROOF TERRACE currently generating an income of £26,400 per annum in total. The building will be sold as an ongoing investment or can be sold with vacant possession.

We are also advised that there is planning permission for a loft conversion to create further living space. Planning Reference: HS/FA/19/00278

Located in the highly desirable Norman Road in St Leonards with its range of boutique shops, bars and restaurants, also being within reach of the seafront and Warrior Square.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **COMMERCIAL UNIT**

46'10 x 13' narrowing to 7'6 (14.27m x 3.96m narrowing to 2.29m)  
Light and airy room with windows to front and rear aspects.

#### **STORE ROOM**

15'5 x 7'10 (4.70m x 2.39m)

#### **UPPER MAISONETTE**

With private entrance leading to:

#### **ENTRANCE VESTIBULE**

Radiator, stairs rising to first floor accommodation.

#### **LANDING**

Further stairs to second floor accommodation, wall mounted thermostat control, door to;

#### **LOUNGE**

16'4 max x 13'11 (4.98m max x 4.24m)

Single glazed sash bay window to front aspect, exposed painted wooden floorboards, feature fire surround, high ceilings with ceiling rose, radiator,

#### **KITCHEN**

13'6 x 10'6 (4.11m x 3.20m)

Fitted with a range of eye and base level units with work surfaces over, space for range cooker, space and plumbing for washing machine, stainless steel inset sink, extractor fan, door to;

#### **PRIVATE ROOF TERRACE**

Decked with ample space for entertaining, railings and views over neighbouring rooftops to the rear aspect.

#### **BEDROOM ONE**

11'8 x 7'9 (3.56m x 2.36m)

Double glazed window to side and rear aspect, wooden flooring, low level dual flush wc, wash hand basin with storage below, part tiled walls, obscured window to side aspect.

#### **SECOND FLOOR LANDING**

Window to rear aspect providing sea views, ample space that could be used as a study area, access to loft and door to;

#### **BEDROOM TWO**

13'7 x 9'9 (4.14m x 2.97m)

Double glazed doors with Juliette balcony to rear aspect providing far reaching sea views, wooden flooring, access to loft, radiator.

#### **BEDROOM THREE**

15'7 max x 8'10 (4.75m max x 2.69m)

Sash bay window to front aspect, radiator, wood flooring.

#### **SHOWER ROOM**

10'5 x 6' (3.18m x 1.83m)

Shower with shower screen, low level dual flush wc, wash hand basin, part tiled walls, obscured window to front aspect, radiator.

#### **AGENTS NOTE**

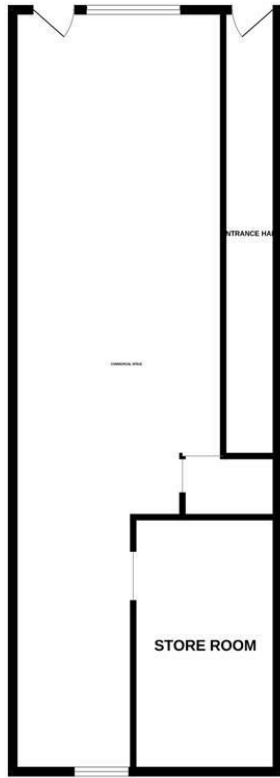
The vendor has advised us that they have planning permission to convert the loft into an additional living space, further information can be obtained via the Hastings Planning Portal using Reference: HS/FA/19/00278



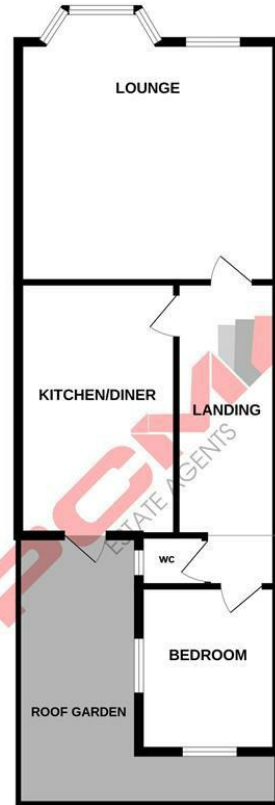




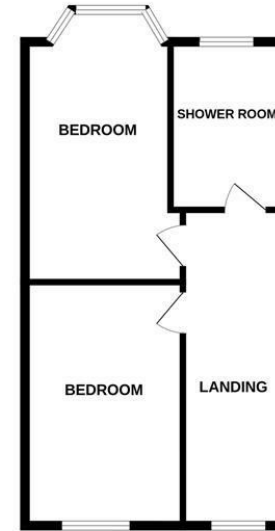
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		66	71
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.