



ESTATE AGENTS

Land at, Eversley Road, St. Leonards-On-Sea, TN37 6QD

Web: www.pcmestateagents.co.uk
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Offers In Excess Of £150,000

*** INVESTMENT OPPORTUNITY ***

PCM Estate Agents offer to the market this excellent opportunity to purchase a PARCEL OF LAND in the favoured location of Silverhill with access to shopping facilities, schools and Alexandra Park.

PLANNING PERMISSION is approved under reference HS/FA/22/00872 for the conversion of the current house and erection of side extension to create 7 flats in total with parking at the rear. It is considered that individual planning could be obtained for this plot subject to application and permissions.

Being located in such a popular and convenient location, it is considered that an any development on this land will prove popular.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ 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: