



**PCMA**  
ESTATE AGENTS

**Building Plot Adjacent to 237, Little Ridge Avenue, St. Leonards-On-Sea, TN37 7HN**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £175,000**

\*\*\* INVESTMENT OPPORTUNITY - BUILDING PLOT \*\*\*

PCM Estate Agents are delighted to present to the market a UNIQUE OPPORTUNITY to acquire a BUILDING PLOT on this favourable road within St Leonards, close to local popular schooling establishments and nearby amenities.

The plot has PLANNING PERMISSION for the construction of a THREE BEDROOMED DETACHED HOUSE with PARKING, GARAGE and GARDEN. More information can be found under PLANNING REF: HS/FA/22/00459.

Full structural plans and drawings will be provided making this is a perfect opportunity for someone to build their forever home, or for a developer to acquire as part of an investment plan.

Please call the owners agents now.

