



Price Guide £750,000

8 Shore Road, East Wittering, West Sussex, PO20 8DZ





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A detached property in the heart of East Wittering village with planning consent 21/03598/FUL for a mixed use re-development on the site of the former Lloyds bank. Within just 300m of the beach, 8, Shore Road offers a fabulous opportunity in this very popular area comprising both commercial and residential properties.

The consent includes replacement of existing building with a cafe at ground floor level and 8 en-suited rooms for the purposes of tourist accommodation at first and second floor levels, forming self contained B&B surf lodges.

The site is located within a prime landmark position, a short walk from the beach and shoreline, a popular destination with surfers, kite surfers and paddle boarders. Nearby are a good range of local shops and facilities including a local dentist, medical centre and pharmacies. The area is well connected by roads leading towards Bracklesham Bay and West Wittering villages, Chichester Harbour and marinas and further to the north, the Cathedral city of Chichester.

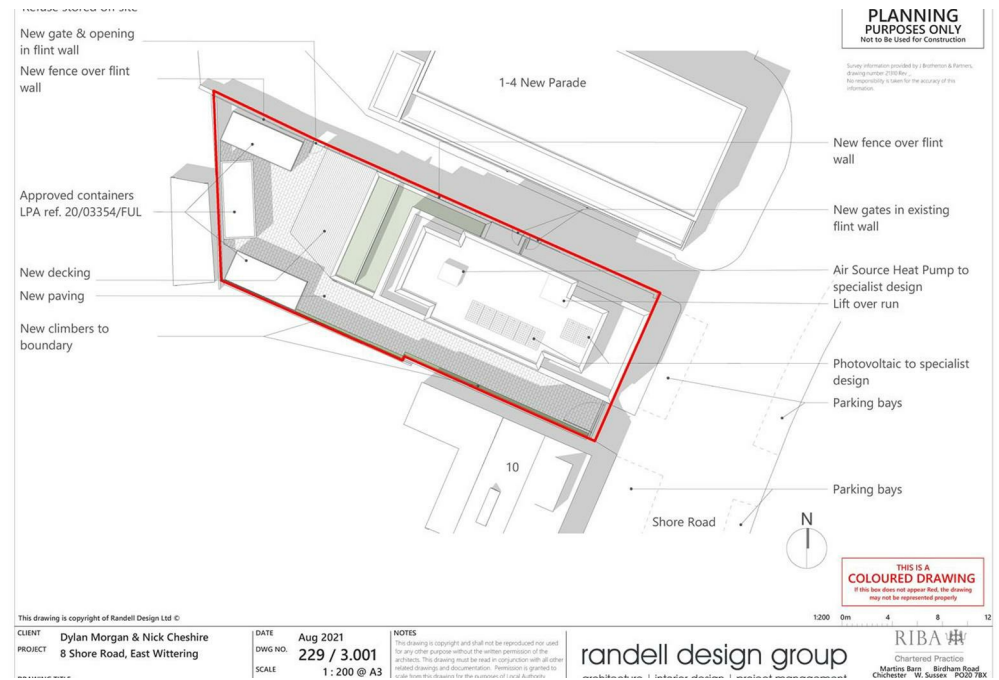
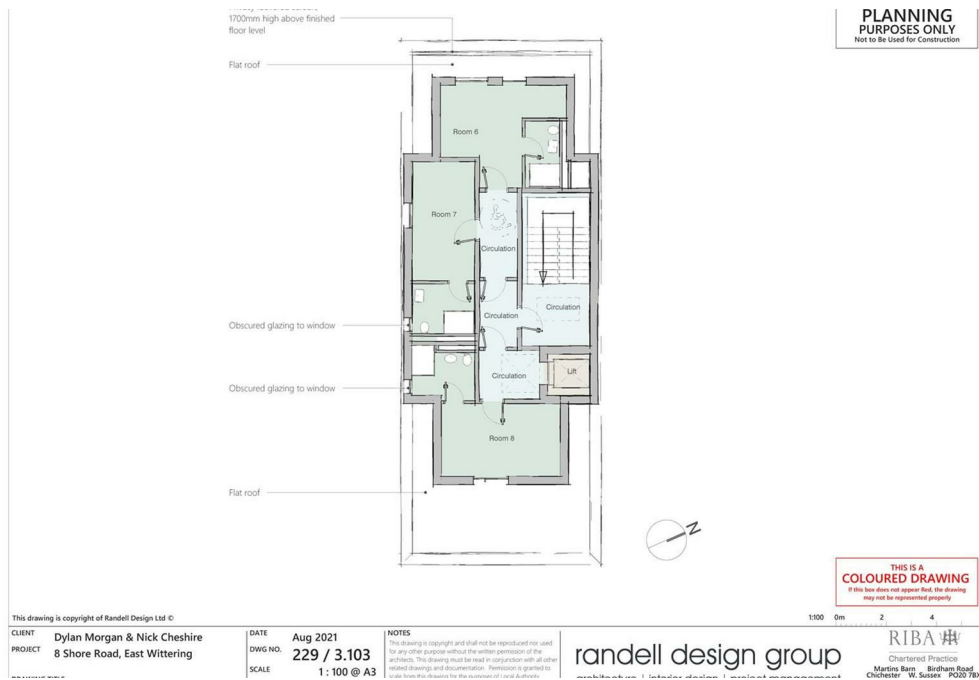
Full plans ref EWB/21/03598/FUL are available to view on Chichester District Councils website.

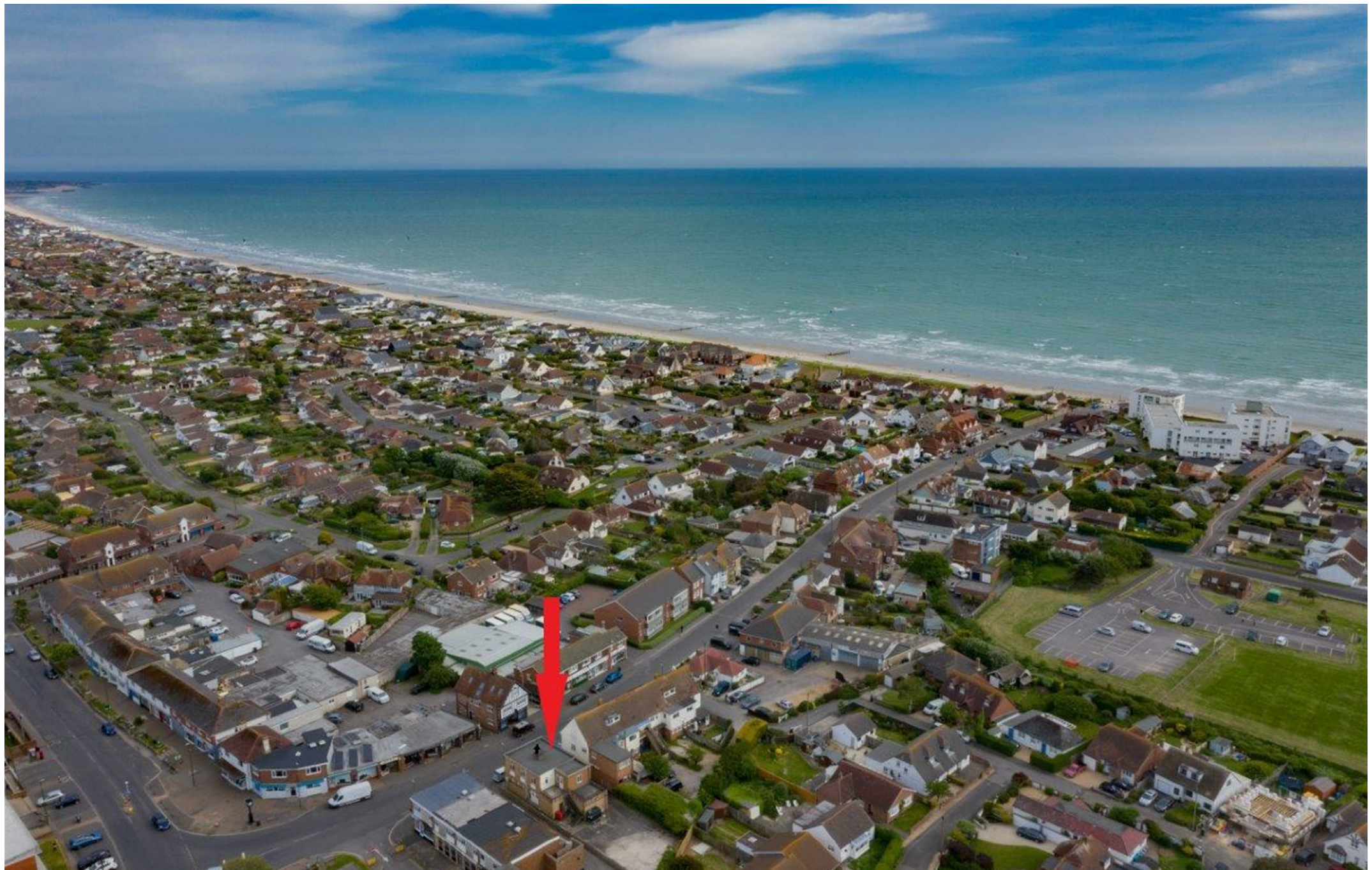
<https://publicaccess.chichester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

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www.randelldesigngroup.com

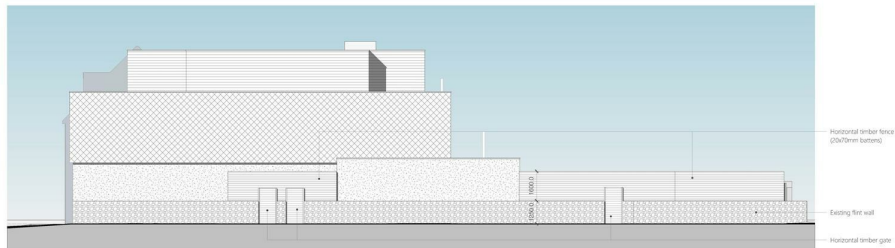
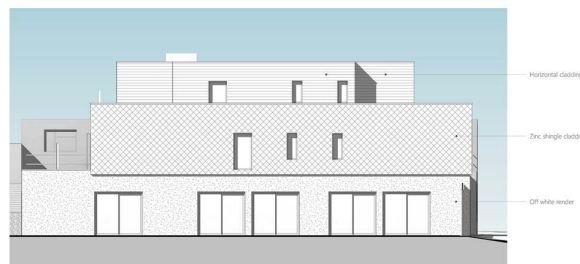
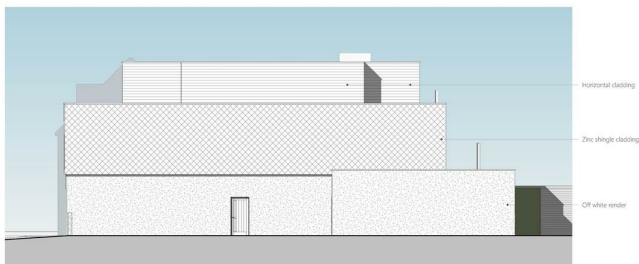
On site viewings will be by appointment only with Baileys - please contact us on 01243 672217 to arrange.











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* All signage for the different building uses will be submitted for planning permission under a separate application

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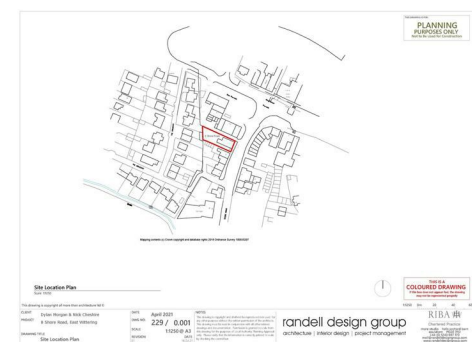
RIBA
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SCALE		1 : 100 @ A1			
1:1	0mm	20mm	40mm	60mm	
1:100	0m	2m	4m	6m	
1:200	0m	4m	8m	12m	
1:500	0m	10m	20m	30m	

03	Planning issue	23.02.22	SR	CC
02	Planning issue	23.09.21	SR	CC
01	Planning issue	07.09.21	SR	CC
revision		date	author	check

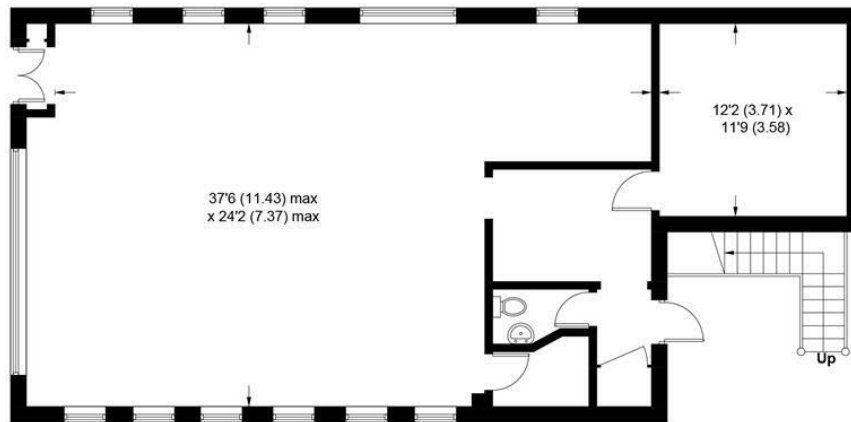
CLIENT	Dylan Morgan & Nick Cheshire
PROJECT	8 Shore Road, East Wittering
DATE	Sept 2021

DRAWING NO.	REVISION
229 / 3.203	03

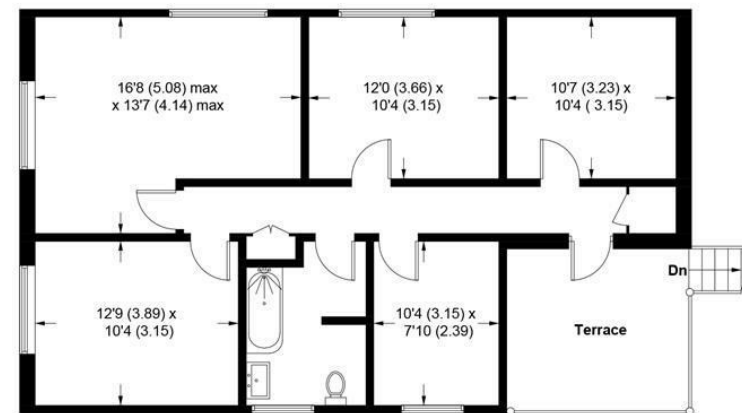


Shore Road, PO20 8DZ

APPROXIMATE GROSS INTERNAL AREA = 1969 SQ FT / 182.9 SQ M



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1006822)

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