



**GRAVES
SON &
PILCHER**

For Sale



An exciting and rare Freehold development opportunity to create three dwellings in the heart of the Old Town

St Leonards Church Hall & Former Parish Office

Church Lane, Seaford, BN25 1HL

FOR SALE

- Freehold For Sale by Private Treaty

St Leonards Church Hall & Former Parish Office, Church Lane, Seaford, BN25 1HL

Summary

EPC Rating	Upon enquiry
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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	0.10	0.01	Available
Total	0.10	0.01	

Description

The elevations of the new 4 bedroom house have been carefully designed to complement the local architecture and setting within Church Lane. Along with the conversion of the adjoining Victorian building into a pair of 3 bedroom houses this provides an outstanding development opportunity with the benefit of a current planning consent. All three proposed dwellings will have courtyard gardens. All main services are understood to be available, however purchasers are advised to make their own enquiries in this respect.

Planning

The property lies within the Seaford Town Centre Conservation Area. Planning Permission has been granted by Lewes District Council, Reference: LW/22/0816 for the partial demolition of the existing Church Hall and construction of a part 2 storey and part 3 storey dwelling along with conversion of the Parish Office building into two, 2 storey dwellings. The development will be subject to a CIL charge.

Information Pack

A full information pack to include: plans, and other documentation is available upon request and should be read prior to any viewing and offer being submitted.

Method of Sale

Freehold for sale by Private Treaty

Viewing

Strictly by confirmed appointment with the Agents: Messrs Graves Son & Pilcher Incorporating Clifford Dann

Contact

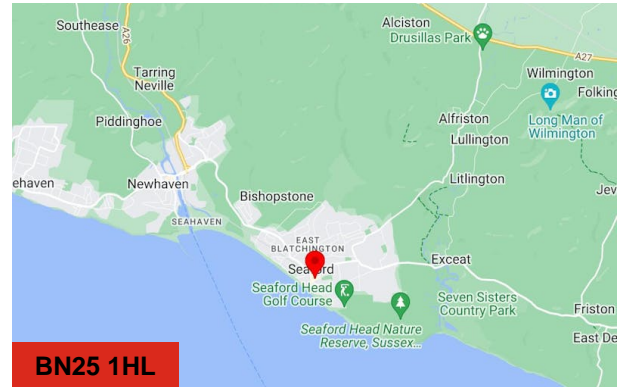
Mike Hudson Tel: 01273 407921 Email: mh@gsp.uk.com

Erin Mann Tel: 01273 267228 Email: em@gsp.uk.com

Main switchboard: 01273 321123

Location

Church Lane is tucked away within the very core of the Town Centre Conservation Area adjoining the historic Parish Church of St Leonard's. The promenade and seafront are about five minutes' walk along with an excellent range of shops, restaurants and many other amenities including the railway station (London Victoria via Lewes about 1 hour 39 minutes) all being very close at hand. The A27 at Beddingham, near Lewes, is around 8 miles distant and provides vehicular access to the city of Brighton and Hove with Gatwick Airport being around 50 minutes by car via the A27 and A23. A location plan and street view can be viewed online through Google Maps by typing in the postcode: BN25 1HL.



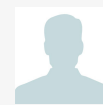
Viewing & Further Information



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