



## Key Features

- ◆ CHAIN FREE AUCTION
- ◆ 5 Storey, terraced house
- ◆ Directly on St Leonards seafront
- ◆ PLANNING PERMISSION for 4 apartments and NEW 3 storey town house
- ◆ Freehold
- ◆ EPC rating TBC

8  5  6 

Marina, St. Leonards-On-Sea

Guide price £480,000



Northwood are delighted to welcome to AUCTION, CHAIN FREE, this rare opportunity to acquire a five storey terraced-house, directly on St Leonards-on-sea seafront.

Accommodation comprises: 5 flats over 5 floors with planning permission to convert into 4 maisonettes and build a new 3 storey town house to rear.

Located directly on St. Leonards seafront with spectacular sea views, this incredible property is close to local amenities and West St. Leonards train station.

Bursting with potential, planning permission is already in place to allow this wonderful Victorian building to achieve its full potential.







Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/1d66bd7cfa14425c870e194cd597ccf8>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Bands A: £1703 per flat

### **PLANNING APPLICATIONS**

HS/FA/19/00245 flats at 136 Marina

HS/FA/22/00004 New House at rear - 21a Caves Road

#### **Ground and Lower Ground Flat**

Planning permission to convert into 3/4 bedroom maisonette

#### **First Floor Flat**

Planning permission for a 2 bedroom maisonette

#### **Second Floor Flat**

Planning permission for a 2 bedroom maisonette

#### **Top Floor Flat**

Planning permission for a 2 bedroom maisonette

#### **Rear Garden**

Private rear garden between house on Marina and garage on Caves Road

#### **Garage**

Garage/workshop with inspection pit. Listed as 21A caves Road.

Planning permission to build a detached 3 bedroom, 2 bath Town House with garage.









## Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

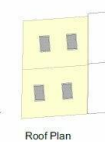
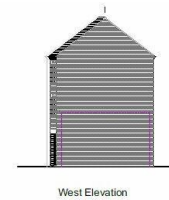
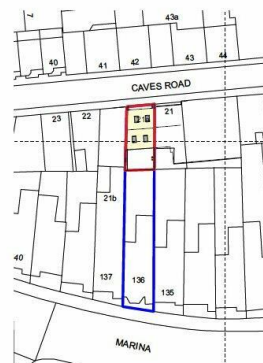
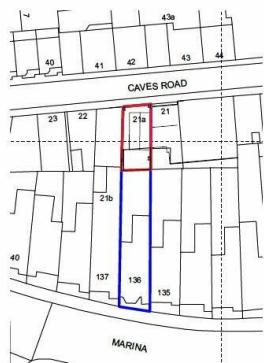
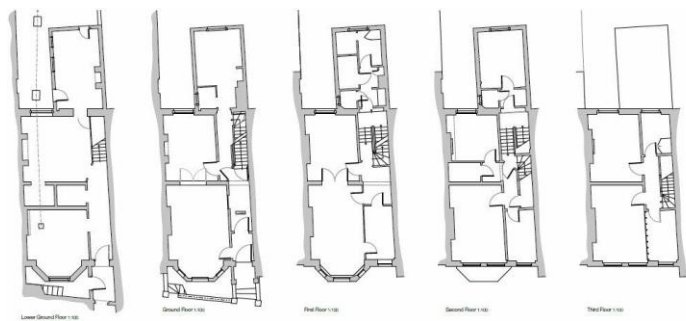
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Auction link:

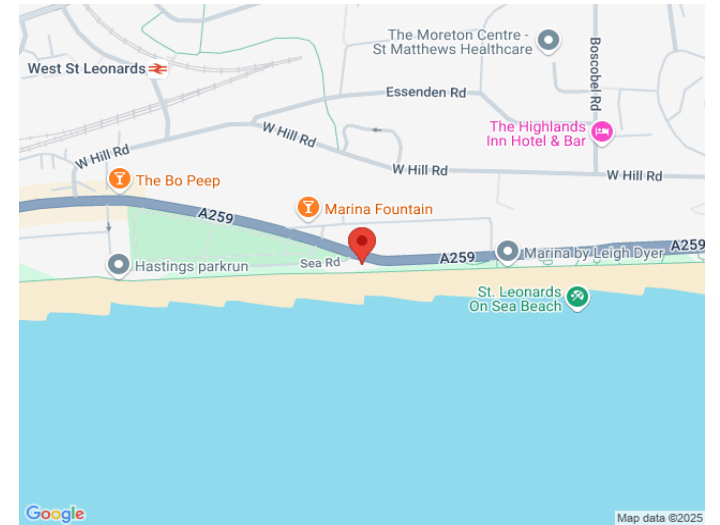
<https://www.iamsold.co.uk/property/5b4f74ebcf354a9dbf5c647c7bdc1783/>



Site Location and Block Plan

Proposed Plans and Elevations





SEE MORE ONLINE

## Northwood

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