



FOR SALE

6 Withdean Road
Brighton, East Sussex BN1 5BL



Key Features

- Prime residential location
- Planning consent for 3 new substantial, detached residential dwellings
- 1,263 sq m (13,595 sq ft) of new residential accommodation
- For sale with vacant possession

Location & Situation

The property is located on the east side of Withdean Road approximately 30 metres north of the junction with Tivoli Crescent North. Preston Park station is approximately 250 metres to the south east. Brighton city centre approximately 2.5km to the south and the A23 easily accessible to both the north and south of the property.

Withdean Road is one of the city's most popular and sought out of town residential locations.

Location pin (what3words) : [short.vanish.obey](https://what3words.com/short.vanish.obey)
<https://what3words.com/short.vanish.obey>



CGI for new home fronting onto Withdean Road (Unit 3)



CGI for units 1 & 2 located to the east of the site



Description

An L shaped site measuring approximately 0.42 acres. There is an existing house to the front of the site.

Planning consent

The approved scheme reference BH2022/00775 provides for demolition of the existing house and redevelopment with 3 new detached houses.

All documents relevant to the planning consent can be seen on the councils planning portal: Here. (<https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R86ELPDMH2E00>)

Plans and surveys can be seen on our data room. (<https://flude.com/6242>)

Accommodation

The consented houses comprise the following floor areas and accommodation:

Unit	Living accommodation Sq M	Garage Sq M	Total Sq M	Total Sq Ft
1	376	36	412	4,435
2	365	25	390	3,929
3	461	n/a	461	4,962
Total	1,202		1,263	13,326

Unit	Lower ground floor	Ground floor	First floor	Second floor
1	Kitchen/dining, utility, boot room, garden room, bathroom, bedroom 5, study	Living room, Bed 4 (e/s)WC, double garage	3 bedrooms (1 e/s) bathroom	Master Bedroom (e/s), dressing room
2	Kitchen/dining, utility, boot room, garden room, WC, bedroom 5 (e/s)	Living room, Bed 4 (e/s) WC, garage	3 bedrooms (1 e/s) with study / dressing room, bathroom	
3	Shower room, Boot room, Cinema room, gym	Kitchen, living/dining, WC	3 bedrooms (2 e/s), bathroom, study	



For identification purposes only

PROPOSED PLAN





6 Withdean Road
Brighton, East Sussex BN1 5BL

Tenure

Freehold.

Terms

For sale with vacant possession with offers invited in the region of £2,250,000.

Legal Fees

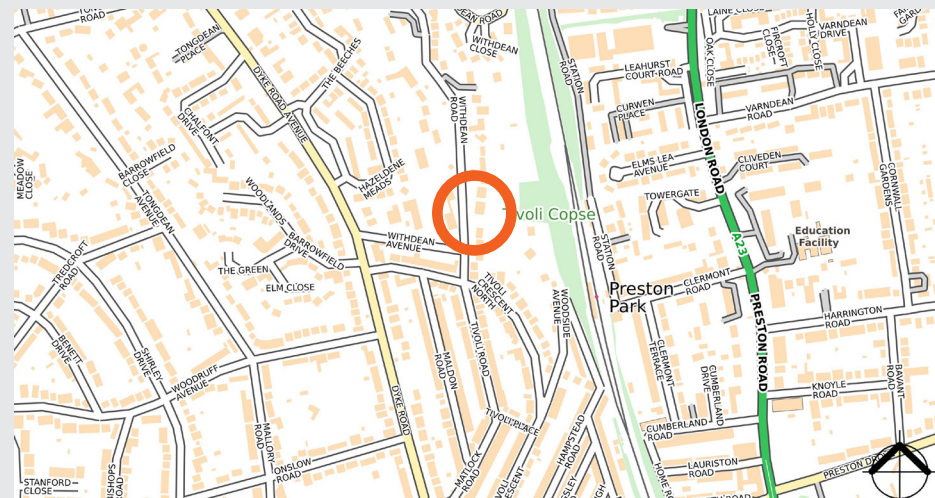
Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the joint agents Flude Property Consultants:

Andrew Halfacree
a.halfacree@flude.com
01273 727070

Aaron Lees
A.Lees@flude.com
01273 727070

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.





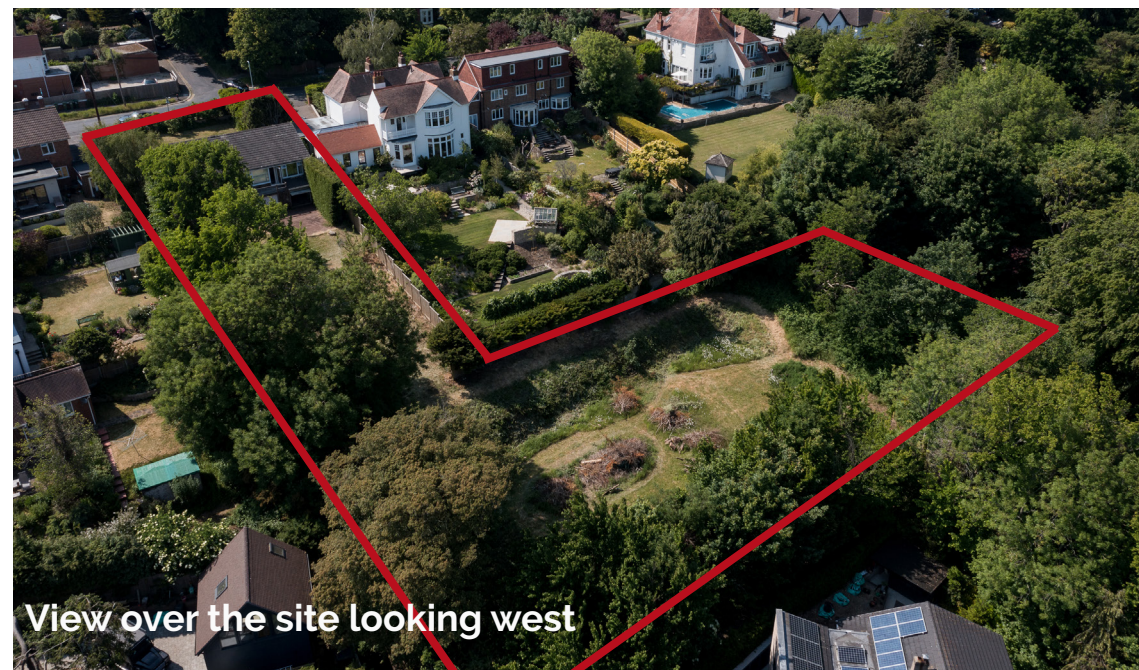
6 Withdean Road
Brighton, East Sussex BN1 5BL



Aerial view from the site looking south



Elevated view from rear of existing house



View over the site looking west



View over the site looking north