

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



## Harbour View Road, BN9 9TT By Auction £125,000 Freehold

For Sale by Auction on the 24th of June 2026

Auction Guide £125,000

Rare opportunity to purchase this vacant freehold land with the benefit of planning permission granted on 11th April 2023 for a 2 bedroom detached house under planning reference number LW/23/0035.

We are advised the planning permission granted has been implemented by the seller thereby being permanently valid. Written details of this implementation can be viewed within the legal pack. This notwithstanding, buyers are advised to satisfy themselves fully on this particular point prior to making a commitment to purchase and seek their own independent advice to confirm the accuracy of the documentation we have been provided with.


Further information in respect of the planning consent can be found at


<https://planningpa.lewes-eastbourne.gov.uk/online-applications/>

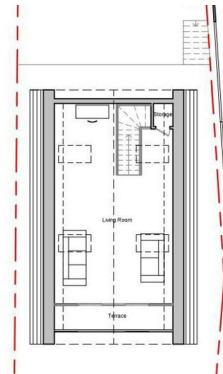
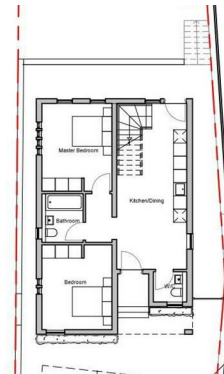
using the reference LW/23/0035.

The GCI images that have been provided to us are for guidance and illustrative purposes only and must not be relied upon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: [brighton@psandb.co.uk](mailto:brighton@psandb.co.uk)

[www.psandb.co.uk](http://www.psandb.co.uk)