

Flat
located in Sutton Park Road

SEAFORD PROPERTIES

No 3 Sutton Park Road
Seaford
BN25 1QY

Asking Price £375,000

DEVELOPMENT OPPORTUNITY – Former Bank Building with Planning Permission for 3 flats and 2 Commercial units.

An exciting town centre development opportunity comprising a prominent former bank building with planning permission granted for conversion and extension to create three high-quality residential apartments while retaining commercial space at ground floor level. Situated within the heart of Seaford, this vacant property occupies a highly visible position on the town's established commercial frontage and offers significant potential for developers and investors seeking a sustainable mixed-use scheme in a sought-after coastal location. Vacant site with planning permission granted on 24th June 2026.

Disclaimer: The images shown include computer-generated artist's impressions for illustrative purposes only. Floor plans are based on the approved planning drawings and are indicative only. The proposed layouts, specification and design may be subject to change. The property is offered for sale with the benefit of planning permission, and interested parties should satisfy themselves as to the planning consent, approved drawings, conditions and all other information relating to the development opportunity.

A rare opportunity to acquire a substantial former bank building with planning permission for a comprehensive mixed-use redevelopment in the centre of Seaford.
Occupying a prominent position on the north side of the A259, the property forms part of the town's established commercial core and benefits from excellent access to local amenities, transport links and the seafront. The existing building is a purpose-built 20th-century commercial property featuring attractive brick elevations, stone detailing, impressive floor-to-ceiling heights and a distinctive banking hall.
The approved scheme seeks to revitalise this redundant building through a sympathetic conversion and extension. Planning permission allows for the retention of the majority of the ground floor as commercial accommodation, subdivided into two units to meet local market demand, while the upper floors and rear section of the building will be transformed to provide three high-quality residential apartments.
The proposals include a modest rear extension, the addition of two rear-facing dormer windows and the creation of an intermediate floor level within the existing double-height banking hall, maximising the potential of the building whilst respecting its existing character.
A key aspect of the scheme is its commitment to sustainability, delivering energy-efficient accommodation and supporting local initiatives aimed at reducing environmental impact. The development has been carefully designed to enhance the appearance of the building, preserve neighbouring amenity and create attractive spaces to live and work.
This represents an excellent opportunity to deliver a well-considered mixed-use development in a thriving coastal town where residential use above commercial premises is well established and highly complementary to the surrounding area.
For full details of the planning permission granted and to view all of the relevant plans, drawings and documents, please visit https://planningpa.lewes-eastbourne.gov.uk/online-applications/search.do?action=simple
and use the planning reference number of LW/26/0077 in the search box. EPC Rating pending

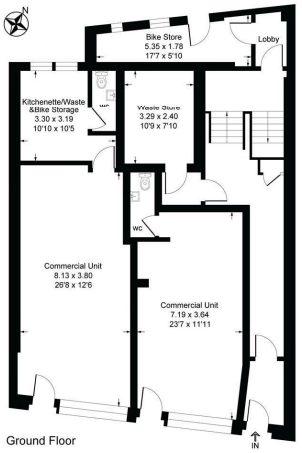
Disclaimer
- Computer Generated Image (CGI) / Artist's Impression: The images shown are computer-generated artist's impressions and are indicative only. They are intended to provide a general representation of the proposed development and may be subject to change.
- Planning Permission: The property is offered for sale with the benefit of planning permission. Purchasers are advised to satisfy themselves as to the planning consent, approved plans, conditions and any obligations before proceeding.
- Specification: All specifications, layouts, finishes and materials are indicative only and may be subject to change during construction.
- Floor Plans: Floor plans are taken from the approved planning drawings and are provided for guidance only. They should not be relied upon as an exact representation of the finished development.
- Measurements: All dimensions are approximate and subject to final construction tolerances.
- Marketing Information: These particulars have been prepared in good faith from information available at the time of publication. They do not form part of any offer or contract and interested parties should rely on their own inspections and enquiries.

Declaration of Interest
In accordance with the Estate Agents Act 1979, prospective

purchasers are advised that the seller of this property is a Director of Seaford Properties Sussex Ltd, the estate agency instructed to market the property.

Commercial Units, 3 Sutton Park Road, BN25 1QY

Approximate Gross Internal Floor Area = 118.84 sq m / 1279 sq ft

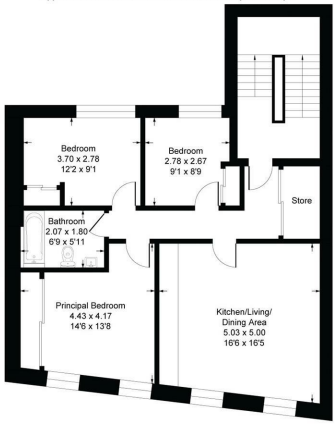


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Flat 1, 3 Sutton Park Road, BN25 1QY

Approximate Gross Internal Floor Area = 74.20 sq m / 799 sq ft

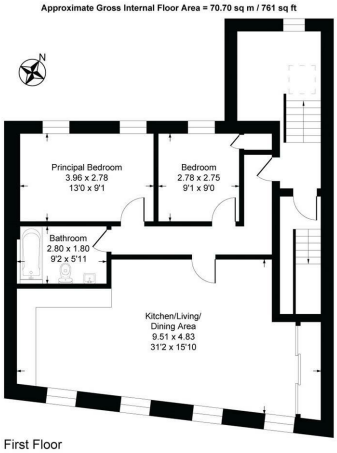


Upper Ground Floor

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Flat 2, 3 Sutton Park Road, BN25 1QY

Approximate Gross Internal Floor Area = 70.70 sq m / 761 sq ft

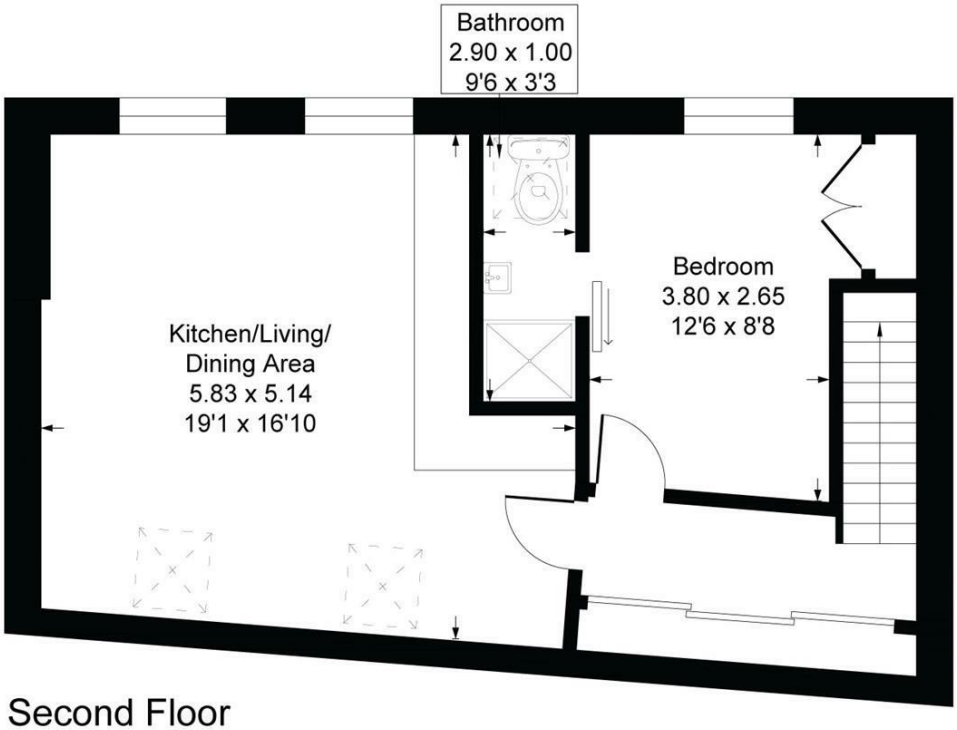


First Floor

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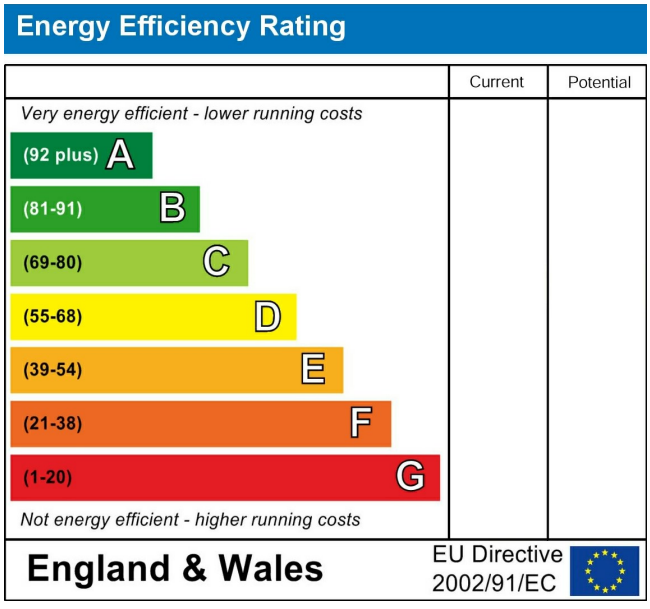
Flat 3, Sutton Park Road, BN25 1QY

Approximate Gross Internal Floor Area = 45.40 sq m / 479 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale



DIRECTIONS: From Seaford Railway Station, proceed south along Station Approach towards the town centre. At the roundabout, take the second exit onto Clifton Place, which becomes Sutton Park Road, where the property will be found a short distance along on the left-hand side.

CONTACT

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