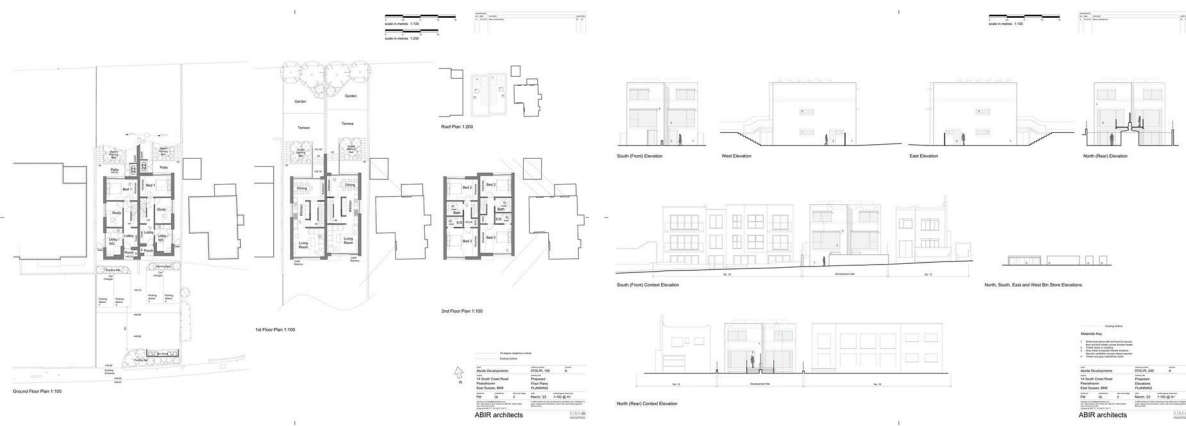


South Coast Road, Peacehaven, BN10 8SX

Asking Price £335,000



South Coast Road, Peacehaven, BN10 8SX

Asking Price £335,000

Council Tax Band: C

We are proud to be able to present to the market this exciting Development Opportunity with FULL Planning permission granted for TWO, THREE bedroom, THREE storey houses, granted under planning number LW/23/0181 with Lewes District Council.

When looking at a development opportunity, location is key and you will not be disappointed with this site. Situated on the main South Coast Road in Peacehaven, once built these stunning houses will not only be close to transport links into Brighton and Eastbourne, but will also have wonderful sea views too.

The existing property is currently arranged as follows: Ground floor accommodation to include a living room, dining room, wc, kitchen. The first floor comprises of three bedrooms and a bathroom. There are also front and rear gardens alongside a garage.

Offered with vacant possession, this is a fantastic opportunity for any developer to build and add to their portfolio or to build and sell on.

Entrance Hallway

Kitchen

11'11" x 8'2" (3.64 x 2.50)

Dining Room

8'2" x 15'7" (2.51 x 4.77)

WC

7'6" x 3'11" (2.31 x 1.20)

Living Room

11'11" x 12'6" (3.65 x 3.82)

Stairs To First Floor

Bedroom One

11'11" x 12'6" (3.64 x 3.83)

Bedroom Two

9'1" x 8'1" (2.77 x 2.48)

Bedroom Three

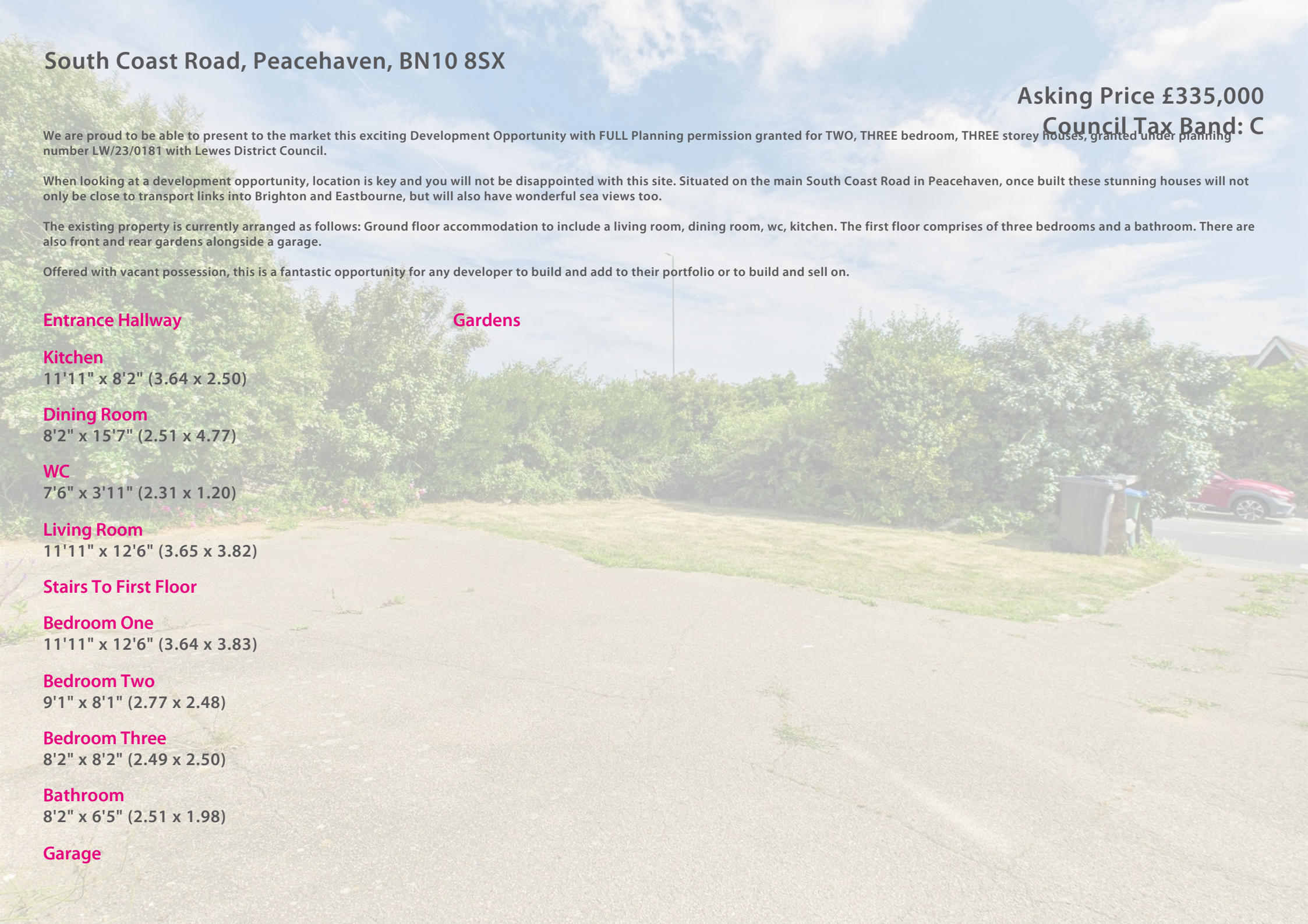
8'2" x 8'2" (2.49 x 2.50)

Bathroom

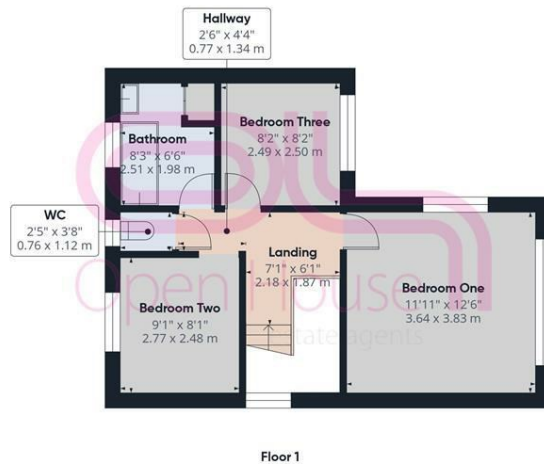
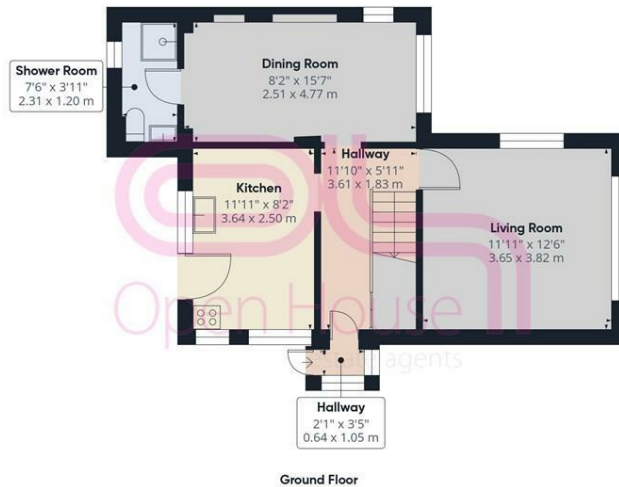
8'2" x 6'5" (2.51 x 1.98)

Garage

Gardens







Approximate total area⁽¹⁾
904 ft²
84.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78