



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

VIEWING HIGHLY
RECOMMENDED



new
instruction



Grove Road, Eastbourne, BN21 4UF

Freehold | Land | null Bedrooms

A former Police Station in Eastbourne's town centre with a GDV of £15,000,000. Planning permission for refurbishment and extension of the demise to create 50 residential apartments was granted under Planning Application no. 17089 in 2020. The building is located in Eastbourne's town centre, within walking distance of the train station as well as the picturesque seafront.

FOR SALE
FREEHOLD
£3,500,000

Eastbourne

This popular seaside town has seen sustained growth over the years with substantial investment including, new housing developments as well as the £85 million redevelopment and expansion of the The Beacon Shopping Centre. The town boasts an increasing population which at the last census was over 100,000 residents; with their average age being 45 years old.

The former Police Station occupies a prime position in the Little Chelsea area of Eastbourne's town centre, which is known for its character buildings, shops and close proximity to the train station. Nearby you will find the historic Town Hall, Saffrons Sports Ground and the seafront which is less than a mile away. Eastbourne has recently hosted The Turner Prize and is also well known for hosting the annual International Tennis Tournament and the Airbourne Airshow.

In recent years the town has been increasingly attracting residents from far and wide that are looking for that idyllic life by the coast. Including people relocating from neighbouring Brighton & Hove, where they have been out priced by the housing market in the city.

The town is also known for being a gateway to The South Downs Way, attracting people from far and wide to appreciate the town and its offering.

The Opportunity

This former Police Station is a prominent building on Grove Road streetscape, that had planning permission granted allowing for increasing the square footage and height of the existing building with the addition of a mansard roof. Further development was permitted with the demolition of the rear addition to the property and creation of a new attached building. These works blend the character of the 1930's Civic red brick building with the modern requirements of new home owners and tenants alike. These include additions such as recessed balconies, enlarged window openings and lifts.

We understand the GIA to be 49,406.35.

Current planning guidelines allow for 30% Affordable Housing but this may be reduced to 15% if a successful empty building permit was granted.

For further information/plans please view the planning documents on Eastbourne's planning portal using reference 170819 or contact the sole agent, Home + Castle.

Floor Plan



Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.