



Plot 1, Shirley Drive, St. Leonards-On-Sea, TN37 7JW

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £175,000

INVESTMENT OPPORTUNITY - BUILDING PLOT WITH PLANNING - ONE OF TWO AVAILABLE.

PCM Estate Agents offer to the market an opportunity to acquire a BUILDING PLOT with PLANNING PERMISSION for the erection of a DETACHED FOUR BEDROOM HOUSE, with 185 sq/m of internal living space.

The accommodation will be arranged over two floors comprising a spacious entrance hall, living room, OPEN PLAN KITCHEN-DINING ROOM at the rear of the house with access onto the garden, UTILITY ROOM, ground floor WC and a STUDY. To the first floor a spacious landing will provide access to FOUR BEDROOMS, two of which have EN-SUITE FACILITIES, and a family bathroom. The plot will also benefit from a driveway providing OFF ROAD PARKING for up to two vehicles.

More information can be found on Hastings Planning Portal under reference: HS/FA/25/00334.

Please call the owners agents now to express your interest.



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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Council Tax Band: Exempt