

Bexhill-on-Sea

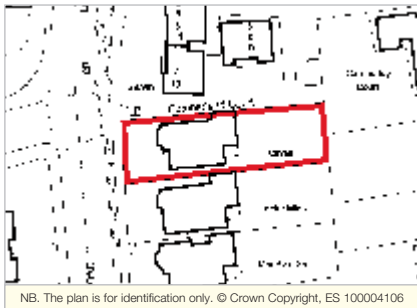
3 Upper Sea Road, East Sussex TN40 1RL

- **A Freehold Detached Former Care Home**
- Planning Permission for Change of Use to provide Six Self-Contained Flats (2 x One Bedroom, 3 x Two Bedroom and 1 x Three Bedroom Flats)

Vacant Possession



Rear Elevation



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing every Tuesday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Lopian Wagner (Ref: Ms N Fairhurst).
Tel: 0161 834 2324.

Email: nfairhurst@lopianwagner.co.uk

VACANT – Freehold Building with Planning Permission



Front Elevation

Tenure

Freehold.

Location

The property is situated on the east side of Upper Sea Road to the north of its junction with Magdalen Road (A269). Local shops are available along Sea Road to the south whilst the town centre is less than half a mile to the west and provides a further and more extensive range of shops and local amenities. Bexhill-on-Sea Rail Station is less than a quarter of a mile distant and the nearby A259 provides access to Hastings and the A21 to the east and Eastbourne and the A22 to the west. The town's beach is also located half a mile to the south-east.

Description

The property comprises a detached former care home arranged over ground and two upper floors beneath a pitched roof. The property benefits from front and rear gardens and is to be offered with the benefit of planning permission for Change of Use and extension to provide six self-contained flats.

Accommodation

Ground Floor – Reception Room, Dining Room through to Kitchen, Four Bedrooms, Hall, Study, Bathroom, Utility Room

First Floor – Seven Bedrooms, Bathroom with WC and basin, Separate WC with wash basin

Second Floor – Two Rooms (One with En-Suite WC and wash basin)

Planning

Local Planning Authority: Rother District Council.

Tel: 01424 787000.

The property is to be offered with Planning Permission (Application No. RR/2014/593/P) dated 30th June 2014 for 'Change of Use to create six dwellings including first floor extension'. Upon completion of the approved works, the property will provide the following accommodation:

Flat 1 (Ground Floor) – Reception Room with Kitchen Area, Two Bedrooms, Bathroom

Flat 2 (Ground Floor) – Reception Room, Two Bedrooms, Kitchen, Bathroom, Garden

Flat 3 (Ground Floor) – Reception Room with Kitchen, Bedroom, Bathroom, Yard/Patio

Flat 4 (First Floor) – Reception Room with Kitchen Area, Two Bedrooms, Bathroom

Flat 5 (First Floor) – Reception Room with Kitchen Area, Three Bedrooms, Bathroom, Garden

Flat 6 (Second Floor) – Reception Room, Bedroom, Kitchen, Bathroom

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.