

ON THE INSTRUCTIONS OF THE PAROCHIAL CHURCH COUNCIL OF SUTTON WITH SEAFORD

**AN EXCITING AND RARE FREEHOLD DEVELOPMENT OPPORTUNITY
TO CREATE THREE DWELLINGS IN THE HEART OF THE OLD TOWN**



St. Leonards Church Hall & Former Parish Office

Church Lane, Seaford, East Sussex BN25 1HL



GSP.UK.COM

**GRAVES
SON &
PILCHER**

01273 321 123

INCORPORATING

CD Clifford Dann

Location

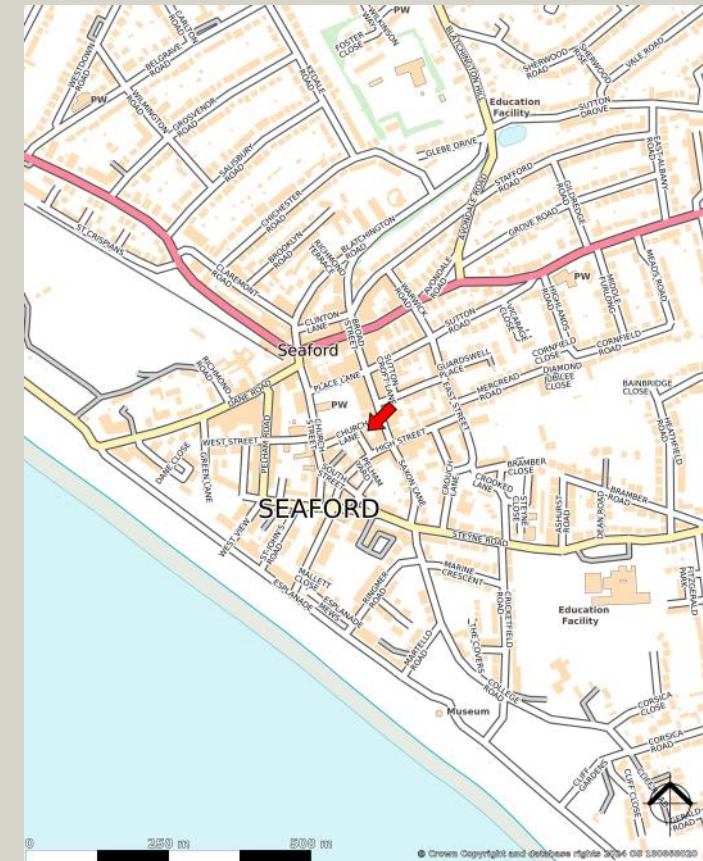
Church Lane is tucked away within the very core of the Town Centre Conservation Area adjoining the historic Parish Church of St Leonard's. The promenade and seafront are about five minutes' walk along with an excellent range of shops, restaurants and many other amenities including the railway station (London Victoria via Lewes about 1 hour 39 minutes) all being very close at hand. The A27 at Beddingham, near Lewes, is around 8 miles distant and provides vehicular access to the city of Brighton and Hove with Gatwick Airport being around 50 minutes by car via the A27 and A23. A location plan and street view can be viewed online through Google Maps by typing in the postcode: BN25 1HL.

Description

The elevations of the new 4 bedroom house have been carefully designed to complement the local architecture and setting within Church Lane. Along with the conversion of the adjoining Victorian building into a pair of 3 bedroom houses this provides an outstanding development opportunity with the benefit of a current planning consent. All three proposed dwellings will have courtyard gardens. All main services are understood to be available, however purchasers are advised to make their own enquiries in this respect.

Planning

The property lies within the Seaford Town Centre Conservation Area. Planning Permission has been granted by Lewes District Council, Reference: LW/22/0816 for the partial demolition of the existing Church Hall and construction of a part 2 storey and part 3 storey dwelling along with conversion of the Parish Office building into two, 2 storey dwellings. The development will be subject to a CIL charge.



Viewing by strict appointment with the agents **Graves Son & Pilcher LLP incorporating Clifford Dann**

All measurements are approximate



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Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.

Information Pack

A full information pack to include: plans, tender form and other documentation is available upon request and should be read prior to any viewing and offer being submitted.

Method of Sale

Freehold for sale by Informal Tender with a closing date of 5pm Friday 7th June 2024

Viewing

Strictly by confirmed appointment with the Agents: Messrs Graves Son & Pilcher Incorporating Clifford Dann

Contact

Mike Hudson Tel: 01273 407921 Email: mh@gsp.uk.com
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Main switchboard: 01273 321123



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