

An aerial photograph of a coastal town, likely Eastbourne, showing a dense residential area with terraced houses. A specific property at 113 Pevensey Road is highlighted with a red outline. The property is a two-story building with a red-tiled roof and a small garden. In the background, the sea is visible with a pier and beach. The image is used as a background for a real estate advertisement.

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FOR SALE

CLASS E PREMISES WITH RESIDENTIAL DEVELOPMENT POTENTIAL
113 Pevensey Road, Eastbourne, East Sussex BN22 8AD

INVITING OFFERS IN EXCESS OF £500,000 | FREEHOLD WITH VACANT POSSESSION

DESCRIPTION

This link-detached property comprises a Class E premises currently running as a health and social care service facility over 3 floors on a corner plot. Suitable for owner occupiers, also lends itself to residential conversion, subject to necessary consents.

LOCATION

The property is located on the eastern end of Pevensey Road abutting Langney Road before the junction to Seaside (A259) in Eastbourne town centre and a short walk from the seafront.

Eastbourne is a seaside town in East Sussex located approx. 77 miles south of London, 21 miles east of Brighton and 17 miles west of Hastings.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ	SQ M
Basemen	621	57.69
Ground	3,077	285.86
First	1,060	98.48
TOTAL	4,758	442

PRICE

Inviting offers in excess of £500,000.

VAT

Not applicable.

TENURE

ESX245690 (Freehold) with Vacant Possession.

BUSINESS RATES

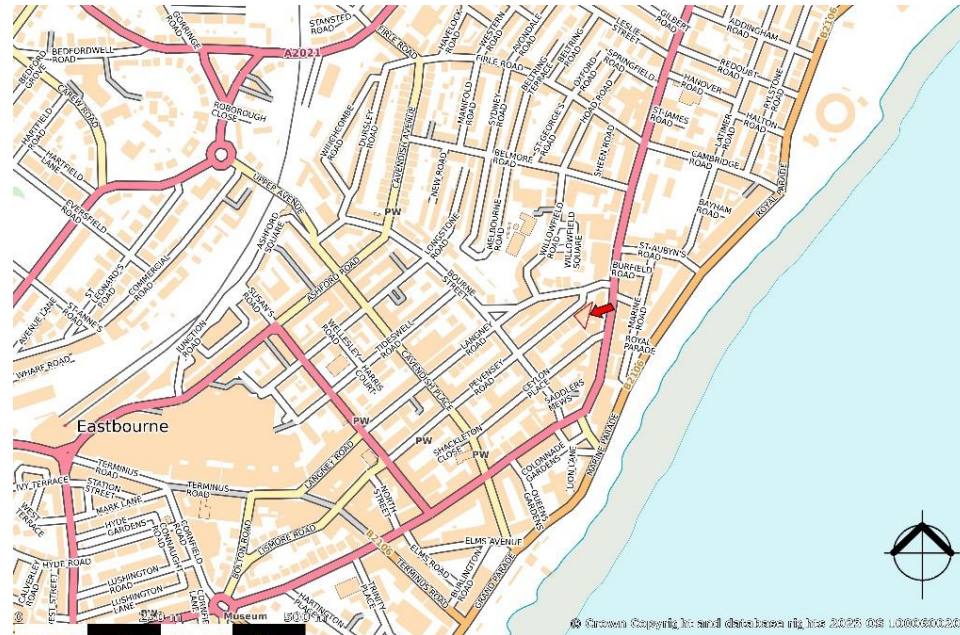
[Rateable Value £9,200](#) (Eligible for Small Business Rates Relief)

EPC

Being assessed.

VIRTUAL TOUR

[Click here](#)



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May 2023

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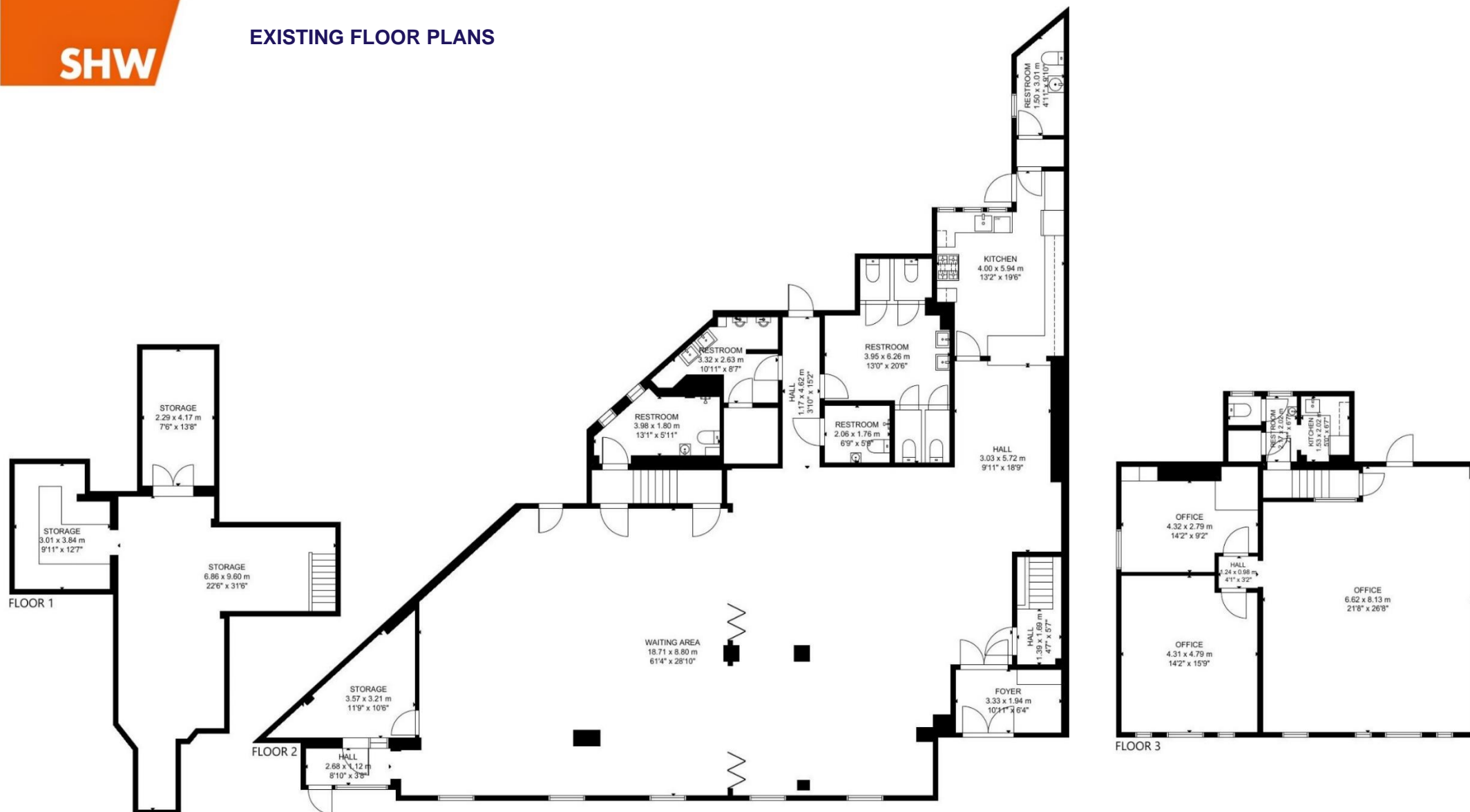


Instagram – SHW Property

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