

Residential Investment + Planning Permission

FOR SALE



**1 & 2 AVENUE MEWS, AVENUE LANE,
EASTBOURNE, EAST SUSSEX BN21 3UL**



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

The properties are situated in the centre of Eastbourne, just a short walk from Hartfield park and The Beacon Shopping Centre. Also close by is the recently renovated Eastbourne Station where there is regular bus and train services with direct links to London Victoria and Brighton. Eastbourne is a busy seaside location with a population in excess of 100,000. The main roads into the town are the A22, A27 and A259 coast road.

Accommodation

A residential investment / development opportunity comprising two adjoining properties in a mews style development. Both properties benefit from an integral garage, one is currently Let on a licence agreement at £80 pcm that can be terminated by either party with a month's notice, the other is vacant. There is also another large garage and vacant accommodation above with planning permission for conversion into a 1 bedroom dwelling. The forecourt area to the front of the property is also included in the sale.

1 Avenue Mews	Entrance lobby, kitchen/dining room, lounge, 3 bedrooms, bathroom and W/C.	Let on an AST at £1,000 pcm from 01.06.22	Council Tax Band B	EPC - C
2 Avenue Mews	Kitchen, lounge, Dining room, 2 bedrooms, bathroom and W/C.	Let on an AST at £850 pcm from 19.02.22	Council Tax Band B	EPC - C

Planning

There is currently planning permission to convert a large garage and vacant accommodation over into a 1 Bedroom dwelling. The associated documents can be viewed on the Eastbourne Borough Council planning portal (reference – 190953). Interested parties are advised to make their own investigations into future potential values.

<https://www.lewes-eastbourne.gov.uk/planning/application-summary/?RefType=APPPlanCase&KeyText=190953>

Terms

Offers are invited in the region of **£425,000** (four hundred and twenty five thousand pounds) for the freehold interest.

Legal costs

Each party is responsible for their own legal fees.

VAT

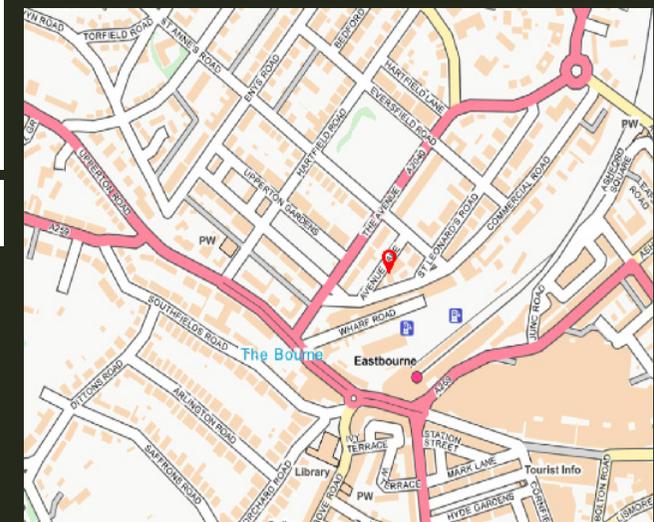
VAT will not be chargeable on the terms quoted.

amenities and services not tested
all measurements are approximate

Viewing by appointment with sole selling agent GRAVES SON & PILCHER LLP



01273 321 123 www.gsp.uk.com



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.