



4 Churchdale Road, Eastbourne, BN22 8PS

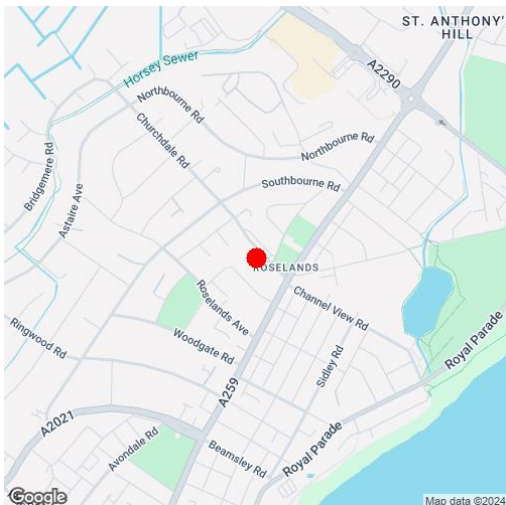
Price £250,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

*****INVESTMENT OPPORTUNITY***** A unique opportunity to acquire this end of terrace building that is currently being used as business premises, however, although now lapsed, previously had planning permission to convert into a good sized two bedroom house (details and plans still available on Eastbourne Borough Council website - Planning Application 171072). The building will require its own independent water and electric supply as currently being fed from next door. The property currently consists of an entrance lobby, large stock room/shop floor at ground floor level and to the first floor there is a large office, kitchen and a shower room/wc. Externally to the rear there is a yard, double garage and further storage room both with power and light. The property is conveniently located close to the seafront, parks, bus stops and a number of local shops as well as larger supermarkets slightly further away.





At a Glance:

- Investment opportunity
- Currently used as business premises
- Previous planning permission for two bedroom house
- Large ground floor area
- Kitchen
- Large office
- Shower room/wc
- Double garage and storage unit
- Close to seafront, bus routes and shops

Accommodation:

ENTRANCE LOBBY

MAIN SHOP FLOOR/STOCK ROOM

39'9" (12.12m) x 22'2" (6.76m)
Max

FIRST FLOOR LANDING

LARGE OFFICE

17'3" (5.26m) Max x 16'3" (4.95m)

KITCHEN

9'7" (2.92m) x 8'8" (2.64m)

SHOWER ROOM/WC

OUTSIDE YARD TO REAR

DOUBLE GARAGE

16'7" (5.05m) x 15'9" (4.8m)

Power and light

LARGE STORAGE UNIT

21'5" (6.53m) x 14'4" (4.37m) Max

COUNCIL TAX:

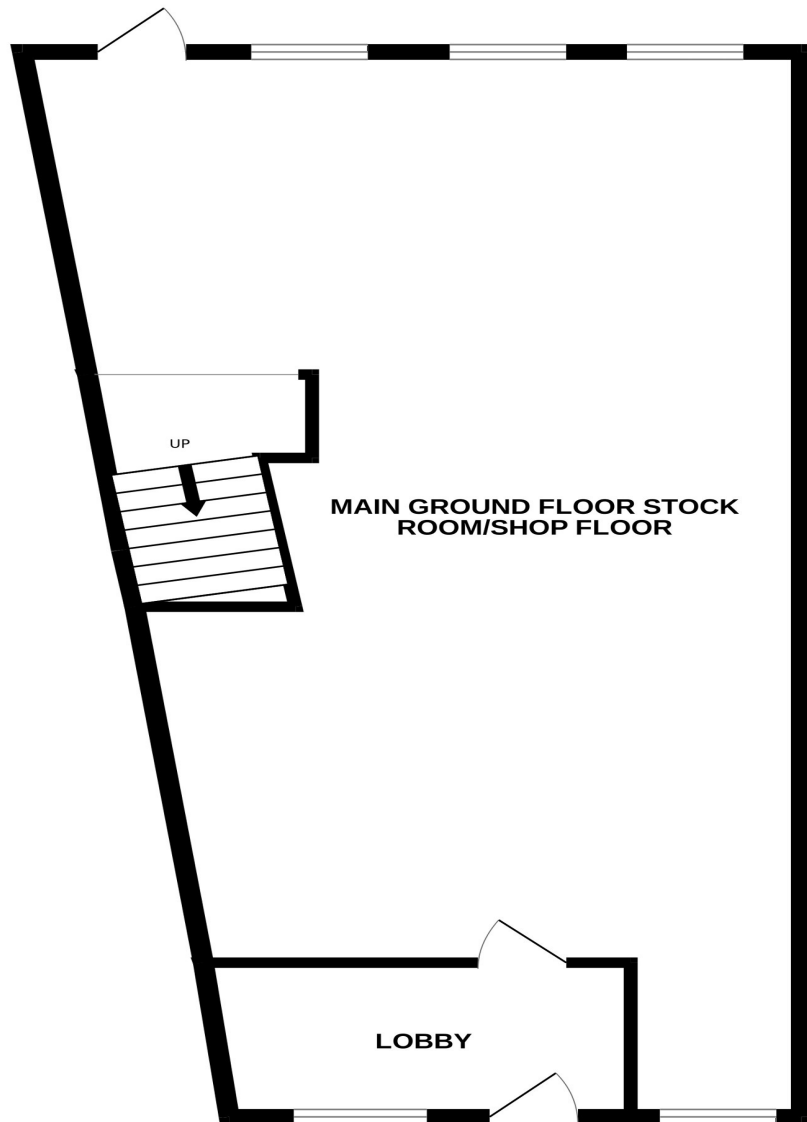
Exempt

EPC:

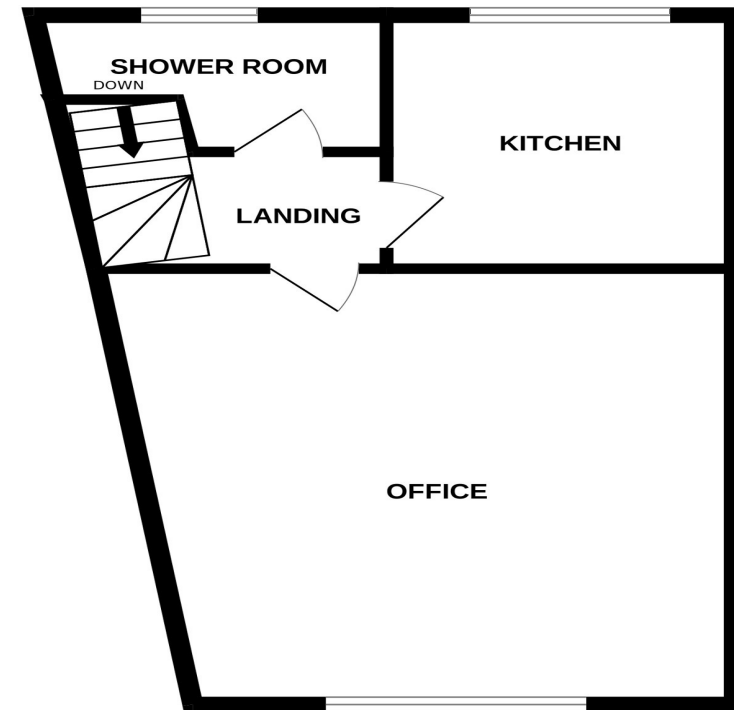
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GROUND FLOOR



1ST FLOOR



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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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