



Development Kingston Broadway | | Shoreham-By-Sea | BN43

CTF

WB
WARWICK BAKER
ESTATE AGENT



Development Kingston Broadway | | Shoreham-By-Sea | BN43 6TE

Chain Free £599,950

*** £599,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS DEVELOPMENT SITE LOCATED ON THE SHOREHAM/SOUTHWICK BORDER OFF HAWKINS ROAD. THE PLOT MEASURES 0.11 HECTARES AND IS CURRENTLY A REDUNDANT COMMERCIAL YARD, WITH MAINLY GARAGES AND A WORKSHOP FOR REPAIR AND STORAGE OF VEHICLES. THERE ARE ALSO TWO PRIVATE OWNED SHEDS AND PARKING SPACES THAT WILL BE MAINTAINED AND MADE FULLY ACCESSIBLE ONCE THE DEVELOPMENT IS COMPLETED. PLANNING PERMISSION WAS GRANTED IN SEPTEMBER 2025 FOR FIVE NEW TOWNHOUSES LOCATED IN TWO BLOCKS. EACH TOWN HOUSE WILL BE THREE STOREYS, AND PROVIDE THREE BEDROOMS ON THE GROUND FLOOR, A FAMILY BATHROOM AND AN EN-SUITE TO ONE BEDROOM, THE MAIN LIVING ACCOMMODATION IS ON THE THIRD FLOOR INCLUDING AN OPEN PLAN



Kingston Broadway, Shoreham-by-Sea, BN43

Garages = 2024 sq ft / 188 sq m
Workshops = 2552 sq ft / 237.1 sq m
Stores = 358 sq ft / 33.2 sq m
Office / Utility = 232 sq ft / 21.6 sq m
Total = 5166 sq ft / 479.9 sq m

For identification only - Not to scale



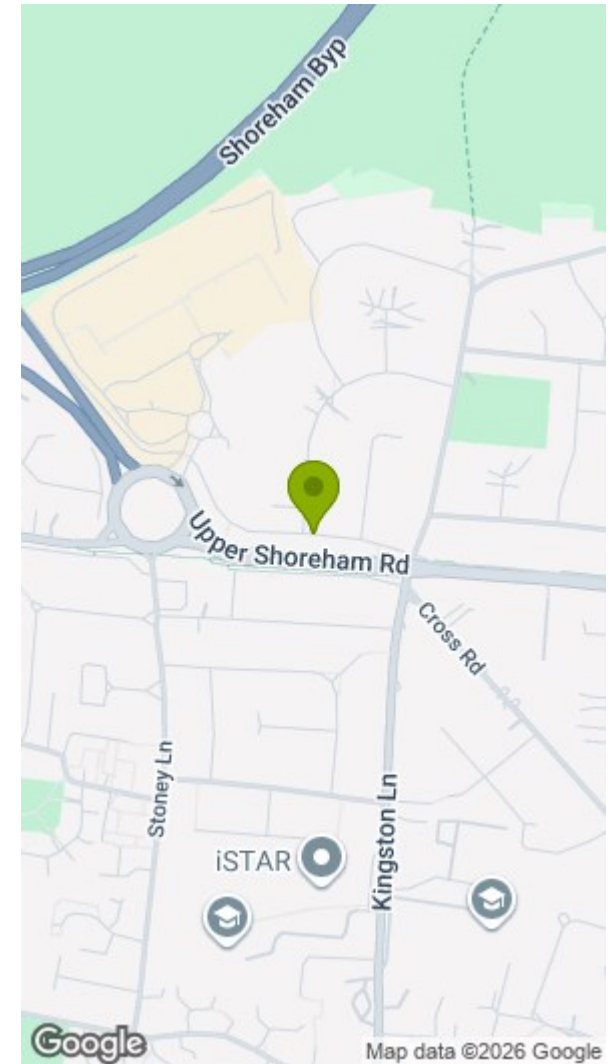
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1388886

Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	