



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





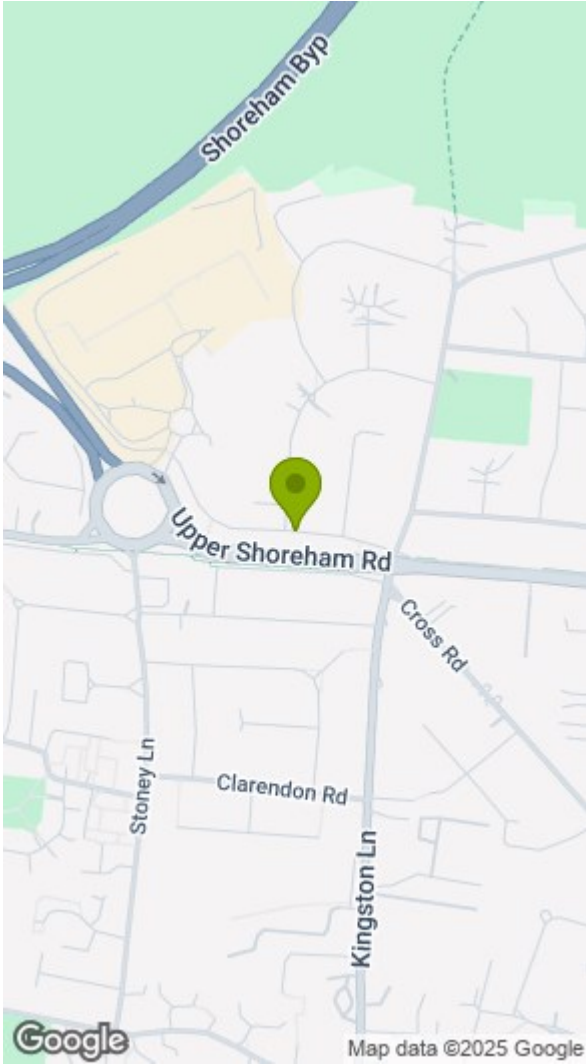
## Development Kingston Broadway | | Shoreham-By-Sea | BN43 6TE

£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





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