

Valuers, Land & Estate Agents

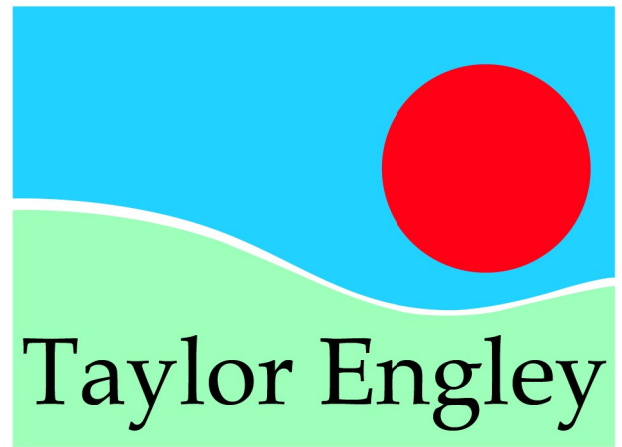
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**BUILDING PLOT AND GARAGE 42 ST
ANTHONY'S AVENUE/WALLIS PLACE,
EASTBOURNE,
BN23 6LS**



Guide Price £165,000 Freehold

An excellent opportunity arises to purchase this PLOT OF LAND WITH PLANNING PERMISSION for a two bedroomed detached bungalow. The plot is accessible via a private road and currently has a garage on site. The land is situated just off of St. Anthony's Avenue where shopping facilities can be found along with a bus service, providing access to Eastbourne town centre with its comprehensive shopping facilities and mainline railway station.

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct, but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎ (01323) 440000 Fax (01323) 440750



Situated off of St Anthony's Avenue in Eastbourne is a private road leading to 2 bungalows and a garage with an off road parking space and a gate. Behind the gate this plot of land can be found, which has planning permission for a two bedroomed detached bungalow with two off road parking spaces. The land is understood to measure approximately 428 square meters (incorporating the garage).

Within the current plans, the garage would be demolished to provide vehicular access to the plot.

PLANNING PERMISSION

It is strongly recommended that any interested party reviews the planning permission granted on Eastbourne Borough Council's website, this can be found by searching planning application number 210539.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and sizes cannot be relied upon.

OPENING HOURS

We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.



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

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