



59 & 61-63
SUMMERDOWN ROAD
EASTBOURNE BN20 8DQ

FORMER CARE HOME WITH **CONSENT FOR 10 DETACHED HOMES** IN AN **AFFLUENT AREA OF EASTBOURNE**

Executive Summary

- ▶ Freehold residential development opportunity
- ▶ Former care home over 2 sites
- ▶ Consent for total of 10 detached homes with total GIA of 23,573 sq ft
- ▶ Prime residential area
- ▶ Amenities nearby include Waitrose, The Royal Eastbourne Golf Club, South Downs National Park
- ▶ Eastbourne mainline train station is 1.5 miles away and Eastbourne Pier and Seafront, 2 miles.
- ▶ Offers invited for the freehold interest with vacant possession upon completion



Description

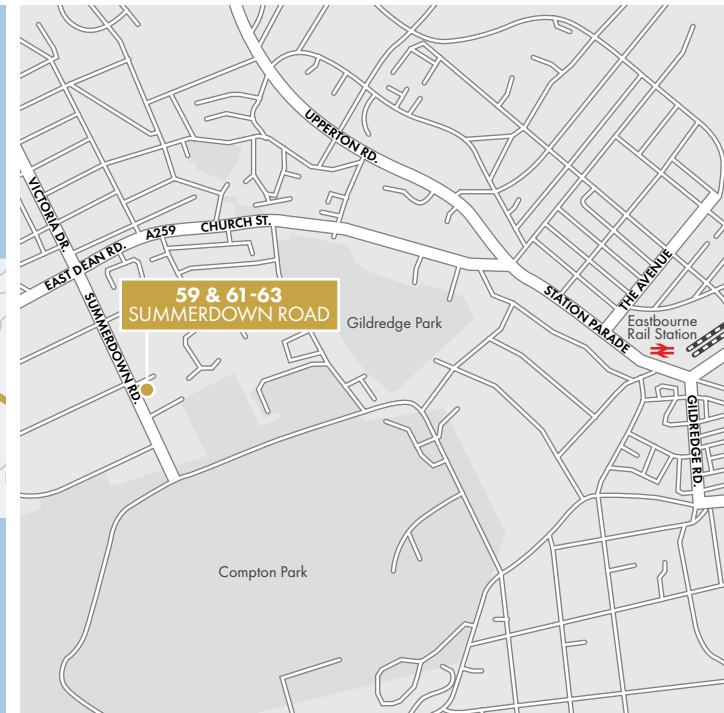
This opportunity comprises a former care home over two sites of 0.50 acres (0.20 Hectares) and 0.39 acres (0.16 Hectares), which now has consent for 10x 4 bed, 3 storey detached houses with gargaes, which integrates effectively with the surrounding residential development of Summerdown Road, generally in the form of large detached dwellings.

Location

The site is located in an affluent residential area in Old Town, on the outskirts of Meads district of Eastbourne.

Amenities nearby include Waitrose and the Royal Eastbourne Golf Course. The South Downs National Park is approximately 1/4 mile to the south-west of the site which leads onto the famous Beachy Head. The regenerated town centre is 1.5 miles away and includes the new Beacon shopping centre, while the Seafront and Pier are a short distance further. Eastbourne mainline train station has links to Brighton, Gatwick and London Victoria.

Road links include the A22 northbound and A27 west and east bound.





Accommodation schedule

10x 4 bed, 3 storey detached houses with gargaes, which integrates effectively with the surrounding residential development of Summerdown Road, generally in the form of large detached dwellings.

Total Areas Including Garages

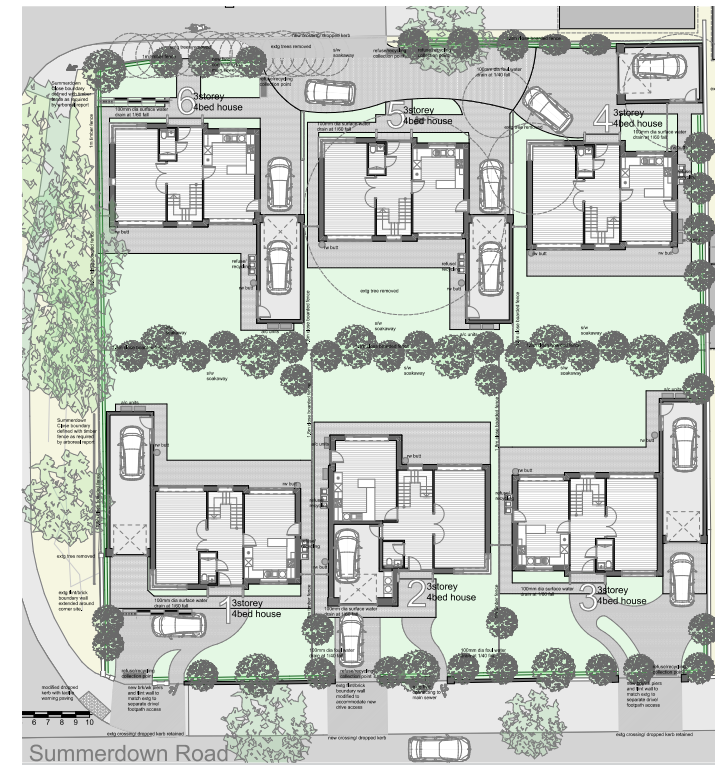
No. 61-63	Sqm	Sq ft
House 1	212	2,282
House 2	239	2,573
House 3	213	2,293
House 4	210	2,260
House 5	222	2,390
House 6	223	2,400

No. 59	Sqm	Sq ft
House 1	213	2,293
House 2	214	2,303
House 3	221	2,379
House 4	223	2,400
Totals	2,190	23,573

Proposed plans



No. 59 Proposed Site Layout



No. 61-63 Proposed Site Layout

Tenure

3x freehold titles EB29754, EB29755, ESX11989.

Terms

Unconditional offers invited for the freehold interests with vacant possession upon completion.

Planning

1. Planning Application 220045: Demolition of existing nursing home and redevelopment of site for residential use comprising 4no 4bed detached houses with garages, private parking and gardens and private access. Approved 29th April 2022.
2. Planning Application 220025: Demolition of existing nursing home and redevelopment of site for residential use comprising 6no 4bed detached houses with garages, private parking and gardens and private access. Approved 14th June 2022.

Site Viewings

Strictly by prior arrangement with the sole agent.

VAT

May be applicable.

Data room

Further information via the data room including Planning and Title documentation, can be provided upon request.

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