



Vacant Freehold Investment/Development (STNC) Property

4 Alfriston Road
Seaford, BN25 3PX

Development, Investment
FOR SALE

1,413 sq ft
(131.27 sq m)

- Fully vacant
- Development potential (Subject to necessary consents)
- Ground floor commercial unit with 2 bed flat above (flat unmeasured)
- Popular residential area

4 Alfriston Road, Seaford, BN25 3PX

Summary

Available Size	1,413 sq ft
Price	Offers in the region of £350,000
Rateable Value	£21,000
Legal Fees	Each party to bear their own costs
EPC Rating	F (29)

Description

An opportunity to purchase this fully vacant end-terrace building with development potential, subject to any necessary consents, and occupying a prominent and large corner plot on Alfriston Road. The property comprises ground floor commercial trading with w/c facility and kitchenette, and two bedroom flat with separate access.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Accommodation	1,413	131.27
Total	1,413	131.27

Frontage

Large 50 ft frontage

Location

Situated out of town and within a well-regarded and popular residential area on one of the main arterial roads leading into and out of Seaford. Traders close by include The Downs Leisure Centre, Texaco and Cuckmere House School.

Terms

Offers are invited in the region of £350,000 for the freehold interest of the property.

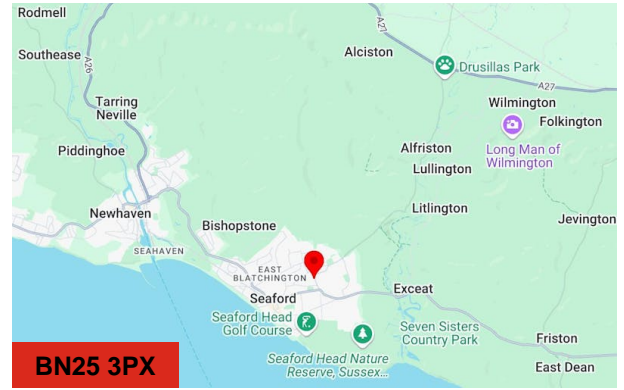
Council Tax Band

D

EPC

Flat - F 29

Shop - To be assessed



Viewing & Further Information



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