



Langney Rise

Eastbourne, BN23 7DD

Freehold industrial site for sale in Eastbourne

5,220 sq ft

(484.95 sq m)

- Suitable for development
- Large forecourt with allocated parking
- Site area 0.099 ha 0.25 acres
- OIEO £390,000 excl, VAT invited on an unconditional basis

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Summary

Available Size	5,220 sq ft
Price	Offers in excess of £390,000
Rateable Value	£41,750
EPC Rating	Upon enquiry

Description

This single storey industrial building features brick and blockwork elevations, with an eaves height of 3.43 meters and a rear section at 2.23 meters. There are three roller shutter doors fronting Langney Rise, and an additional one on the side elevation. There is a large forecourt which provides parking space for six cars.

Location

Located on Langney Rise (B2104), off the A259, providing access to Eastbourne town centre, A22 to the west and the A27 to the east, providing easy routes to Brighton, Hastings, and the M25. The surrounding area consists of a mix of predominantly residential & commercial properties. The Martello Inn pub is next door to the site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,220	484.95
Total	5,220	484.95

Viewings

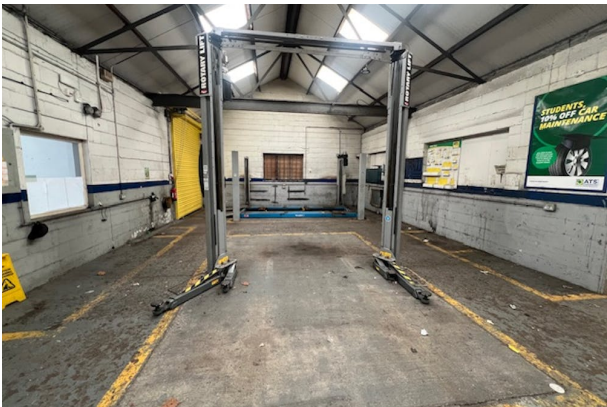
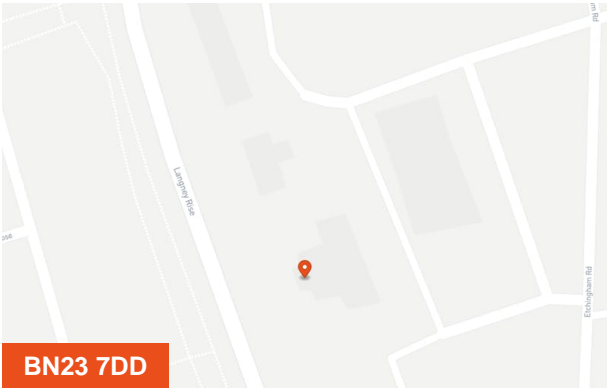
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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Langney

Langney Village

St Anthony's Hill