

Two Plots, Shirley Drive, St. Leonards-On-Sea, TN37 7JW

## INVESTMENT OPPORTUNITY - TWO BUILDING PLOTS WITH PLANNING!

PCM Estate Agents offer to the market an opportunity to acquire TWO BUILDING PLOTS with PLANNING PERMISSION for the erection of TWO DETACHED FOUR BEDROOM HOUSE's, with 185 sq/m of internal living space.

The accommodation will be arranged over two floors comprising a spacious entrance hall, living room, OPEN PLAN KITCHEN-DINING ROOM at the rear of the house with access onto the garden, UTILITY ROOM, ground floor WC and a STUDY. To the first floor a spacious landing will provide access to FOUR BEDROOMS, two of which have EN-SUITE FACILITIES, and a family bathroom. The plot will also benefit from a driveway providing OFF ROAD PARKING for up to two vehicles.

More information can be found on Hastings Planning Portal under reference: HS/FA/25/00334.

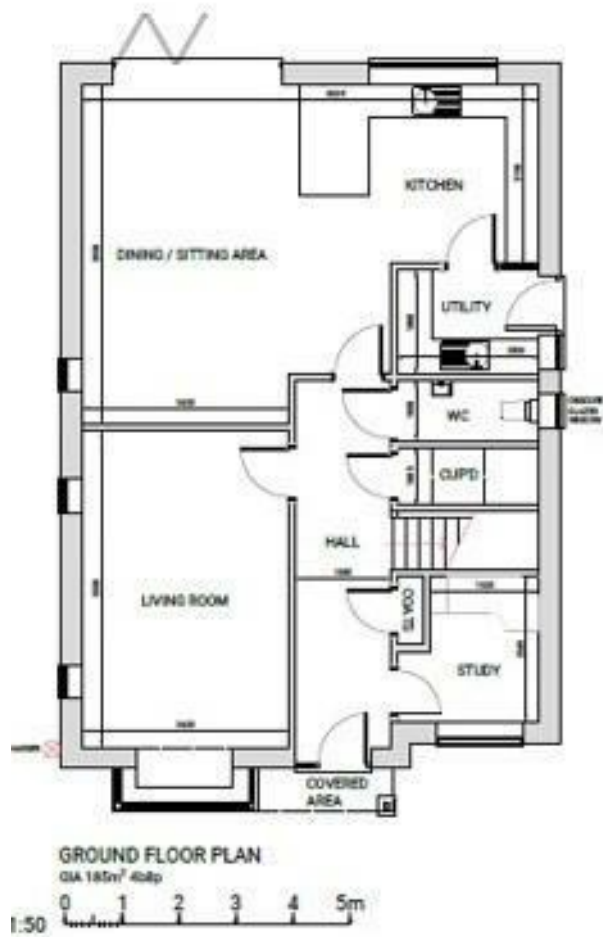
Please call the owners agents now to express your interest.

Council Tax Band:









PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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

EU Directive  
2002/91/EC



| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                                      |         |           |

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