



**Crowhurst Road  
St Leonards-On-Sea, East Sussex TN38 8EE**

**Guide price £650,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

# Crowhurst Road, St Leonards-On-Sea, East Sussex TN38 8EE

## \*\*\*DEVELOPMENT OPPORTUNITY\*\*\*

This is a rare and fantastic opportunity for someone to acquire a site with what we feel could have development potential ( subject to all usual planning consents ) or of course a home for perhaps two families or anyone with the need for equestrian uses.

Nestled in the desirable village location of Crowhurst near Battle, this site comprises a pair of semi-detached cottages 1) Four Winds (Two bedrooms) and 2) Orsova (Three bedrooms), with each property having their own garden.

In addition, there is an adjacent parcel of land, which we believe measures approximately three acres. This has not been checked and should be verified by interested parties.

The two cottages are now vacant and have their own private gardens. Both were previously sub let and could easily be let again to provide a rental income.

Imagine the possibilities this property holds for someone with vision! Whether you're looking to renovate the existing structures or embark on a development project to enhance the future value of this site, the choice is yours.

Furthermore, Crowhurst benefits from its own mainline railway station, offering convenient transport links to nearby areas. This property truly presents a canvas for creativity and investment. Don't miss out on this incredible opportunity to shape the future of this property and reap the rewards.

- Development potential ( subject to required planning consents )
- Parcel of adjacent land comprising of approx 3 acres
- Tax band C for both properties.
- 1 bedroom semi detached cottage with private garden ( 550 sq ft )
- No onward chain
- Off road parking for several vehicles and a timber built car port
- 2/3 bedroom semi detached cottage with private garden ( 843 sq ft )
- EPC rating E for both properties



**Orsova**  
Approximate Gross Internal Floor Area  
843 sq. ft / 78.31 sq. m



**Four Winds**  
Approximate Gross Internal Floor Area  
550 sq. ft / 51.09 sq. m



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		99	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	46		(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

