

North Street/Church Road

Portslade



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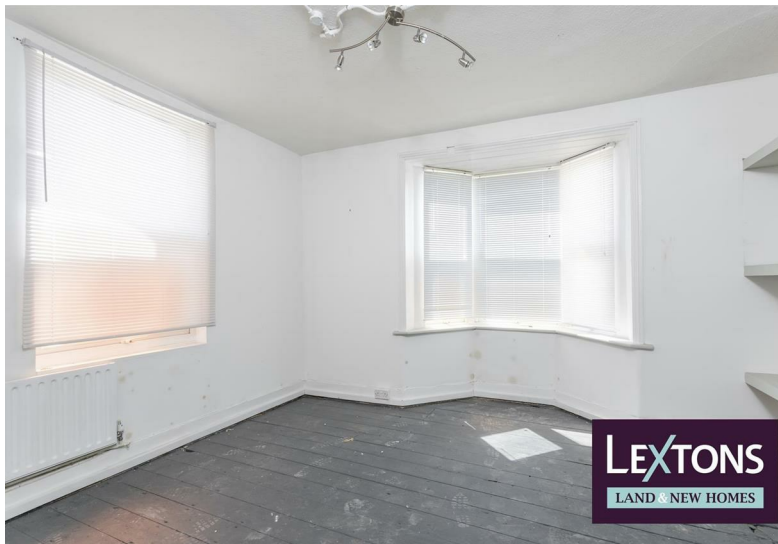


Excellently situated, the property is located on the junction between North Street and Church Road in Portslade. Excellently positioned; the site is within walking distance from Boundary Road shops and Portslade Station.

The property was formally set out as three houses; two terraced houses and a large open plan barn, which was then converted into and used as artist's studio space. Towards the front of the property are eleven small rooms adjoined by a series of corridors. At the rear is a large open space, with double height.

The property has planning permission to change the use from light industrial to residential with proposed plans to adapt the property into one two-bedroom flat and five one-bedroom flats. EPC Rating: D, G

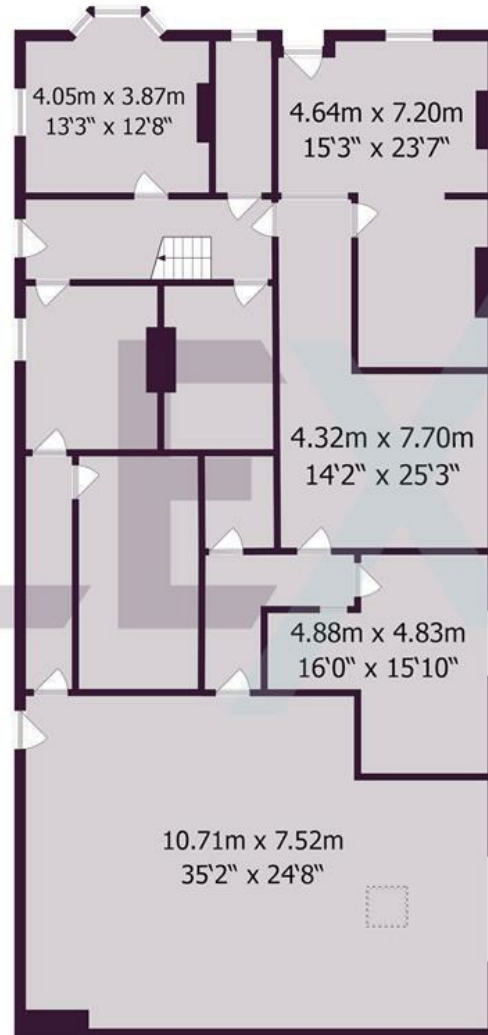
Planning reference number: BH2018/03881



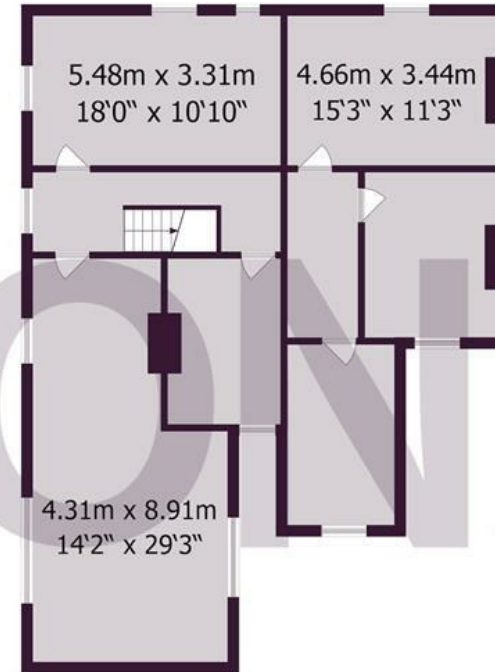
Current



Ground Floor



First Floor



Approximate gross internal floor area 340.5 sq m/ 3665 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Proposed Layout

Ground Floor



Unit 1 2B4P = 67 sq m (721 sq ft)
 Unit 2 1B2P = 35.5 sq m (382 sq ft)
 Unit 3 1B2P = 65 sq m (700 sq ft)
 Total = 167.5 sq m (1803 sq ft)

North Street/Church Road, BN41

Proposed Layout

£475,000

First Floor



Unit 4 1B4P = 50 sq m (538 sq ft)
 Unit 5 1B2P = 37 sq m (398 sq ft)
 Unit 6 1B2P = 37 sq m (398 sq ft)
 Total = 124 sq m (1335 sq ft)

Meet us here...
 174 Church Road
 Hove
 BN3 2DJ

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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