Dyer + Hobbis
commercialproperty

For Sale



Droxford House, Charles Road, St. Leonards-on-Sea, TN38 0JU

Exceptional Detached Property For Redevelopment

- Ground floor residential use recently granted
- 4+ Bedroom Maisonette
- Indoor Swimming Pool
- Period Building
- £650,000 Freehold
- Ground Floor Use Class E
- St Leonards Location
- Call for appointment to view

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Summary

Available Size	5,235 sq ft
Price	£650,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Detached period property principally arranged over ground, first and second floors last used as ground floor offices with large maisonette above. The ground floor benefits a recently granted consent for residential use via prior approval. There is an indoor swimming pool to the rear, enclosed rear garden and horseshoe driveway to the front of the property.
Detailed floor plans and CAD plans available on request.

Location

Droxford House occupies a commanding position at the junction of Charles Road, Dane Road and Pevensey Road. The St Leonards seafront and retail areas of Kings Road, London Road and Norman Road are a short distance to the south. St Leonards Warrior Square mainline railway station is approximately 5 minutes walk away with regular services to London in 80-100 minutes.

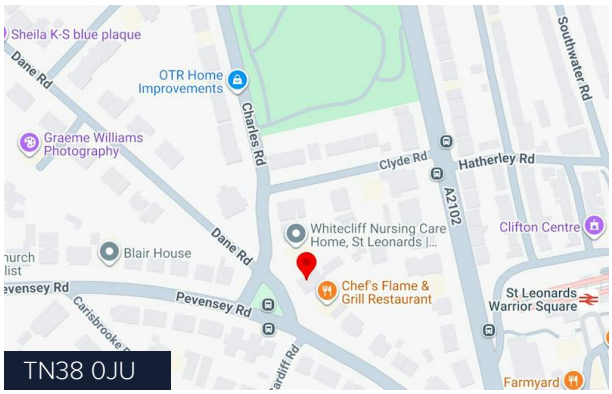
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	179	16.63
Ground	3,147	292.37
1st	1,737	161.37
2nd	419	38.93
Total	**5,482**	**509.30**

Terms

The property is available at £650,000 Freehold.
Viewings by prior appointment via Joint Agents Dyer+Hobbis or Rush Witt Wilson.
VAT is not payable.







Viewing & Further Information



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More properties @ dyerandhobbis.com

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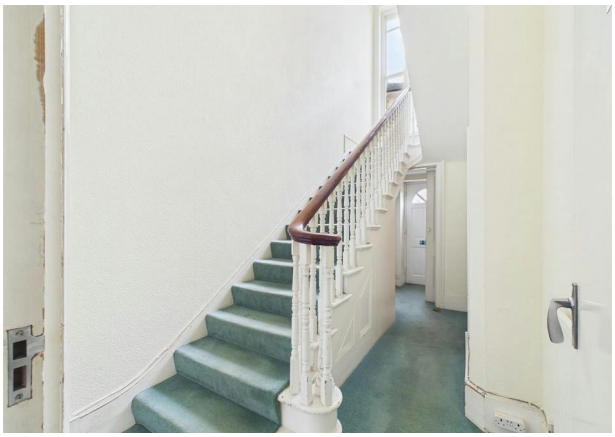








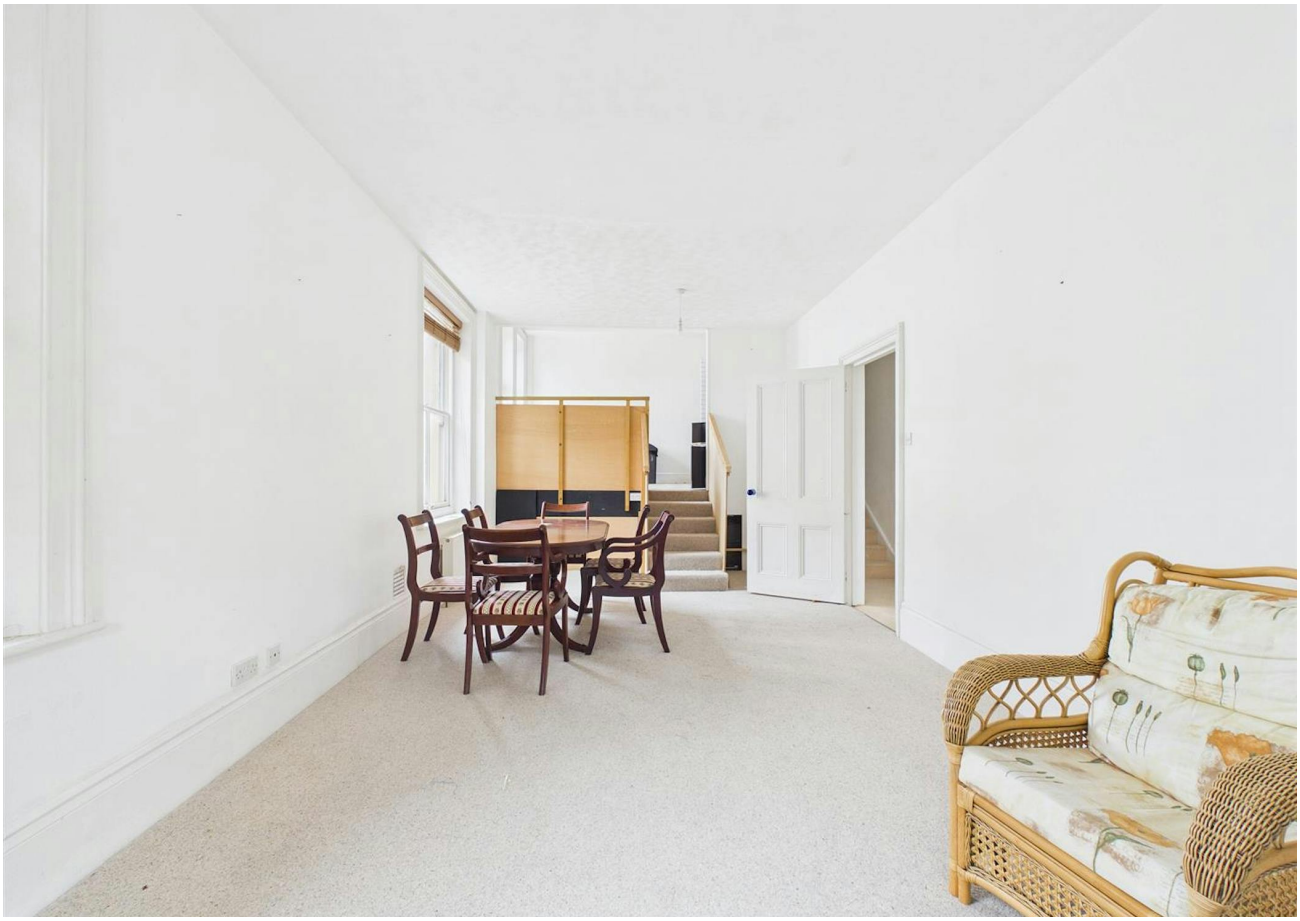


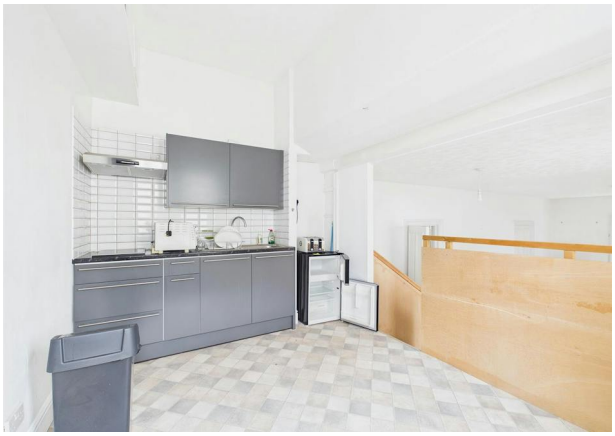




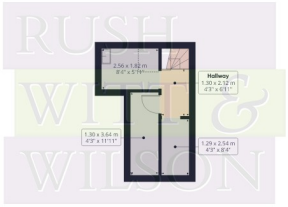












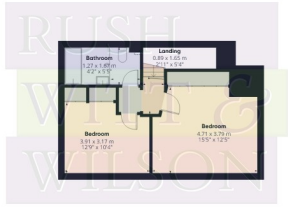
Floor -1



Floor 0



Floor 1



Floor 2

RUSH WITT & WILSON

Approximate total area(1)

509.3 m²

5482 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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