

## Land to R/O 74-82 Demark Villas

Hove, BN3 3TJ

**FOR SALE - Residential  
Development Site  
OIRO £250,000**

**1,743.12 sq ft**  
(161.94 sq m)

- Planning for 3x bed detached dwelling
- Full Pack Available

# Land to R/O 74-82 Demark Villas, Hove, BN3 3TJ

## Summary

<b>Available Size</b>	1,743.12 sq ft
<b>Price</b>	Offers in the region of £250,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - No building present

## Description

Residential development site for sale with planning permission granted for single storey 3xbed detached C3 dwelling spanning over 1,700sq.ft . Full pack available on request, planning reference application No: BH2024/02607.

Covered entrance hallway with utility, w.c and storage space off corridor. To the northern end of the building bedroom 1 with en-suite and built in storage space. Access onto patio space. The open plan living area is in the centre of the plan with access to the external seating area. This space has natural light only (opaque window) from the dining area window and natural light from large rooflights over the kitchen space. The living area has large sliding doors overlooking the courtyard space. To the southern end of the building bedroom 2 and 3 both with en-suites and natural light from the smaller courtyard area. Rooflights throughout provide natural light.

\*162sqm 3 bed (6 person) house, over the minimum space standards

\*52sqm Larger courtyard space

\*16sqm Smaller courtyard space

\*\*Agent Note \*\* There is a CIL Payment of £28,447.01 payable on the site.

## Location

Located just off of Denmark Villas, Hove by Hove Station excellent links to central Brighton and London.

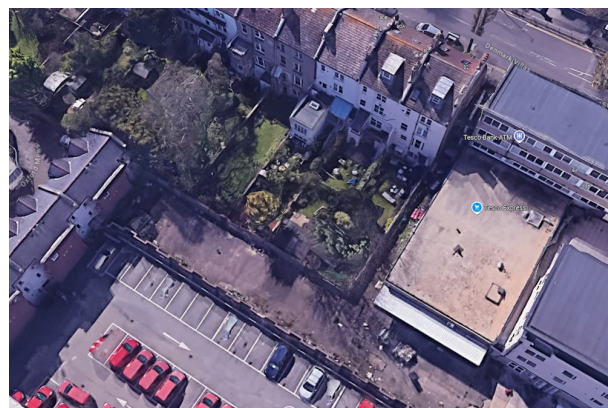
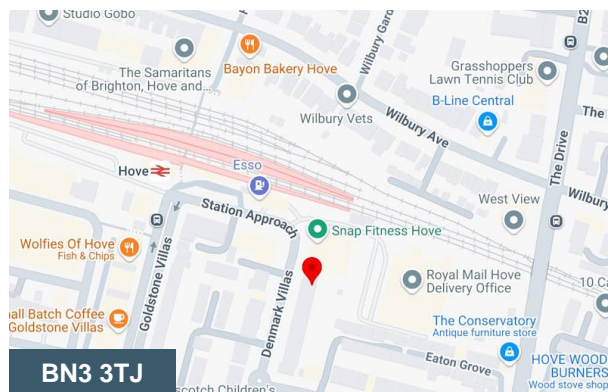
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,743.12	161.94
<b>Total</b>	<b>1,743.12</b>	<b>161.94</b>

## Terms

Freehold for sale with benefit of planning permission OIRO £250,000.



## Viewing & Further Information



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