



**LAND OFF COAST ROAD
NORMANS BAY
PEVENSEY
EAST SUSSEX**

A parcel of gently sloping land with direct access to the beach.
Extending to approximately 0.24 acres

GUIDE PRICE: OFFERS IN EXCESS OF £100,000

LOCATION

The land is located off the Coast Road at Normans Bay, approximately 4 miles to the south-west of Bexhill-on-Sea, and 6 miles to the north-east of Eastbourne.

The coastal railway station at Normans Bay is located approximately 650 metres to the north-east.

DESCRIPTION

The property, which is known as 'Plot 30', comprises a parcel of unimproved pasture which slopes gently up from Coast Road, before levelling out at the top of the beach.

DIRECTIONS

From the Pevensey roundabout (BN24 5JW) take the Sluice Lane exit (signposted Normans Bay) and then continue for approximately 2.2 miles and turn right into Coast Road (signposted for the railway station). Continue for approximately half a mile, and the parcel of land will be found on the left-hand side, immediately after the row of residential properties.

What3Words: swimmer.simulations.rooftop

SERVICES

There are no services connected.

CLIENT IDENTIFICATION

In accordance with the Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

LOCAL AUTHORITY

Rother District Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private including Rights of Way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi easements, and all wayleaves, whether referred to or not within these particulars.

MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red. Purchasers should satisfy themselves on the location of all external or internal boundaries prior to offering.

ACCESS

Access is from Coast Road, or on foot from the beach.

PLEASE NOTE

It is considered unlikely that planning permission would be granted for residential development.

AGENTS NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

VIEWING

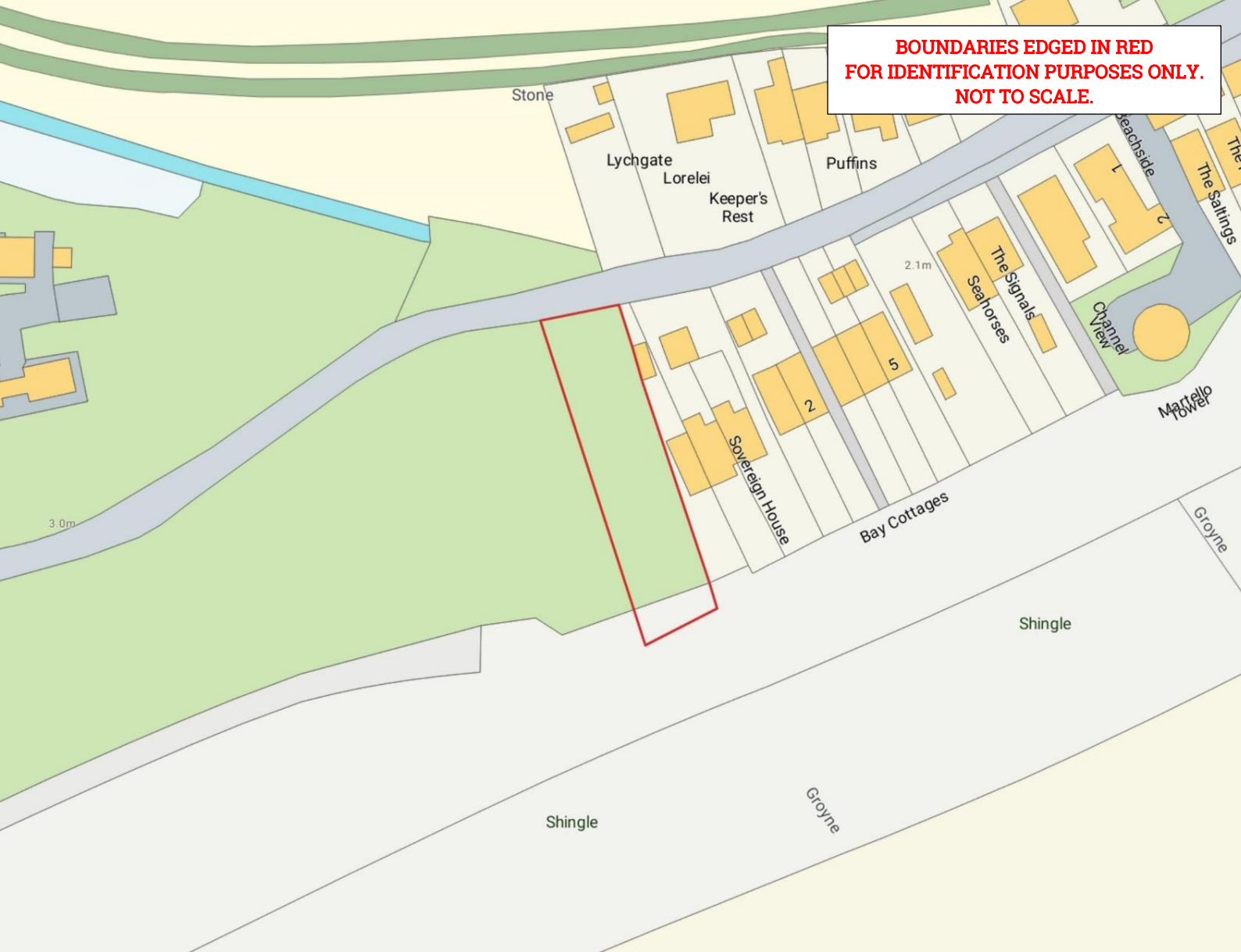
During daylight hours only and strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455.

Please ensure that when viewing the property, you do so with due care, taking responsibilities for your actions.

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



**BOUNDARIES EDGED IN RED
FOR IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.**



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.