



**32 - 36 CHAPEL ROAD, ST LEONARDS ON  
SEA, HASTINGS, TN37 6HU**

***Guide Price £1,800,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

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### Description

A cleared freehold parcel of land extends to approximately 0.61 acres (0.27 hectares) with planning granted for new 80 bedroom care facility

### Location

The plot is situated on a residential street in the desirable area of St Leonards On Sea approx 0.5 miles to the sea front.

Ideally located within half a mile of Silverhill with its shopping facilities, as well as being close to St Leonards Warrior Square with further shopping facilities and restaurants, The historic town of Hastings is also within a mile with further shops, restaurants and the iconic Old Town area.

Warrior Square Rail Station is 0.3 miles (Southern & South Eastern Rail services)

### Planning

Planning granted by Hastings Borough Council ref: HS/FA/22/00409 for ....

Erection of 80 Bedroom Care Home with associated access, parking, open space and landscaping (includes renewable energy)

### Terms

Guide Price £1,800,000

### Dataroom

Further information available in the Data room on our website

Access code: hastings2

### Viewings

Contact Christopher St James 020 8296 1270



### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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