

# FOR SALE

## SELF CONTAINED STUDIO/WORKSHOP BUILDING



whozoo.

ST LEONARDS

 Haven Works, units C&D 195 Bexhill Road, East Sussex TN38 8BG

Price **£385,000**



Property Type

**WORKSHOP/STUDIO**



Size

**2,815.8 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**ST LEONARDS**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



NO

### Local Train Stations



West St Leonards (0.5 miles)  
St Leonards Warrior (1.4 miles)  
Hastings 2.2 miles

### Local Amenities



Supermarket (0.2 miles)  
Cafe (0.3 miles)  
Beach (0.3 miles)

### VAT Applicable



NO

### Rateable Value

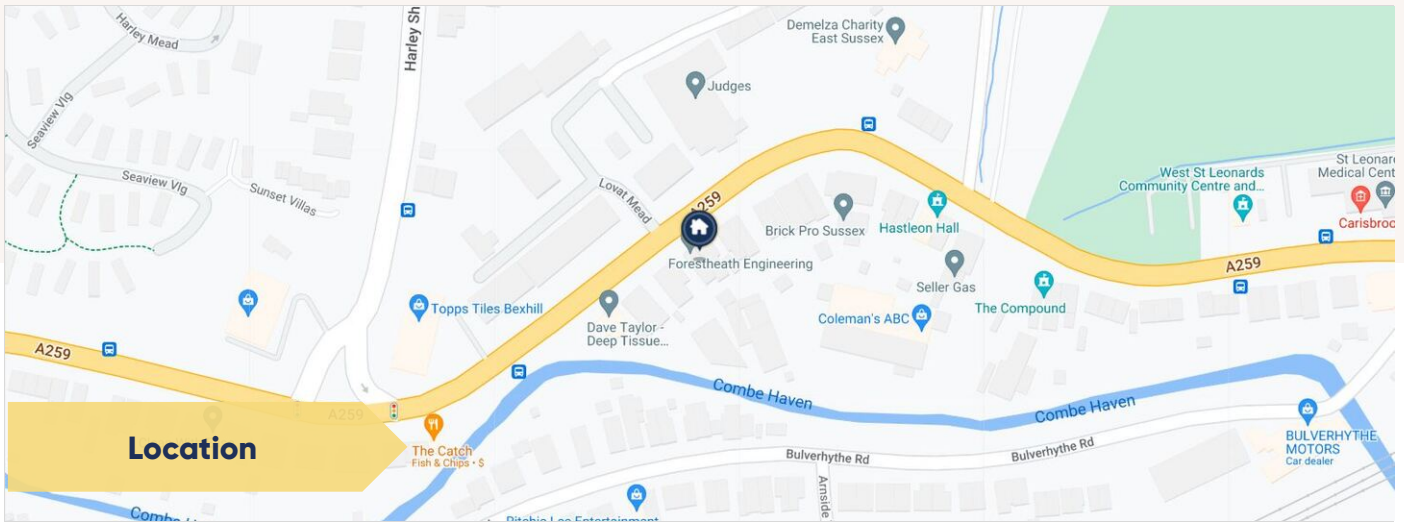


£11,250

### EPC



B



Location



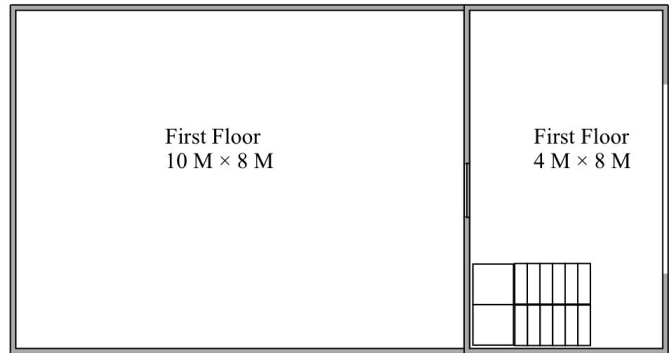
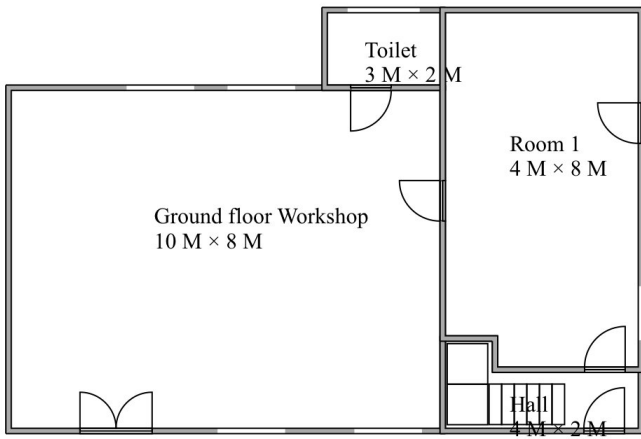
## Additional Information

This vacant self-contained building has been refurbished to an exceptional standard and is arranged over two self-contained floors. The property benefits from three to four dedicated parking spaces located directly in front.

The upper floor boasts a painted concrete slab floor and exposed beams, creating a stylish and functional space. Skylights running along both sides of the brand-new pitched roof flood the area with natural light, making it ideal for a variety of uses, including creative, administrative, technical, or light industrial purposes.

The building holds an impressive EPC rating of B. Kitchen and toilet/shower facilities are available for shared use, with the option to easily add additional amenities if required.

# FLOORPLANS



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