

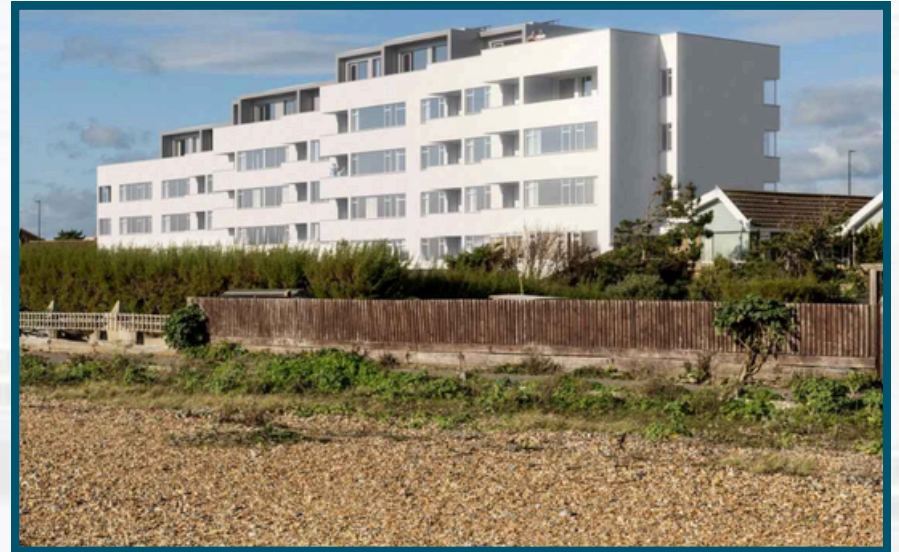


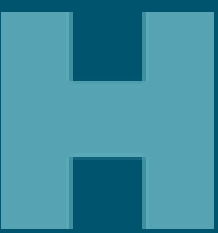
# The Haven, Brighton Road, Lancing, West Sussex, BN15 8EU





- Airspace Development Opportunity
- Planning permission for 9 large apartments
- Freehold block comprising 27 flats (sold off on leases and one with 48 years unexpired)
- Proposed GIA - 788 sqm/8,482 sqft
- Direct access to the coastal path and beach to the rear of the building
- Highly sought after seafront views
- No CIL or Section 106 Required





## Description

A seafront freehold block comprising 27 flats, most sold on long leases, with one flat having 48 years unexpired. The property has planning permission for 9 rooftop apartments, including 7 duplexes (7 two-bedroom and 2 three-bedroom flats). Well located for the shopping, leisure, and recreational amenities of Lancing, the freehold currently generates a ground rent income of £2,950 per annum, with potential for future increases.

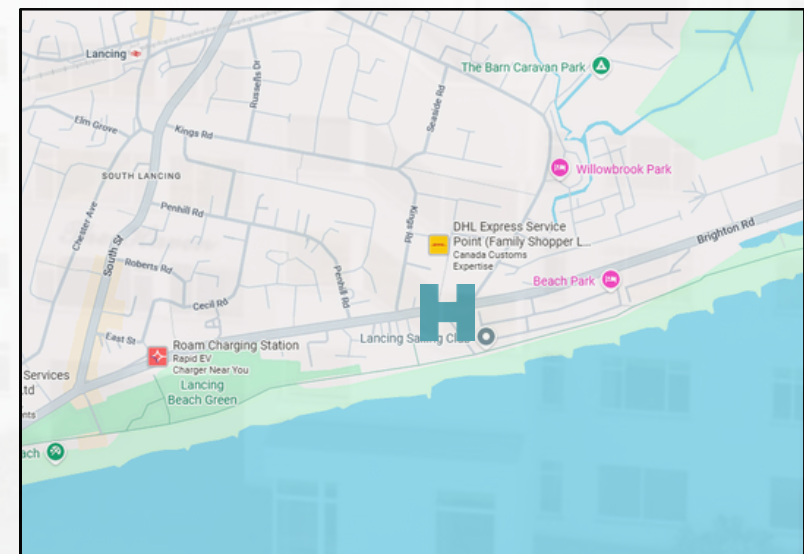
Planning permission has been granted under **Ref: AWDM/0202/24** by Adur District Council on 8th August 2024 for Part 1-storey, part 2-storey rooftop extension to develop 9no. residential units; and associated works.

## Proposed Schedule of Accommodation

| Units        | Beds | Type      | GIA (m2)   | GIA (sqft)   |
|--------------|------|-----------|------------|--------------|
| 1            | 2    | Apartment | 80         | 861          |
| 2            | 2    | Apartment | 80         | 861          |
| 3            | 2    | Apartment | 80         | 861          |
| 4            | 2    | Apartment | 80         | 861          |
| 5            | 2    | Apartment | 80         | 861          |
| 6            | 2    | Apartment | 80         | 861          |
| 7            | 2    | Apartment | 90         | 969          |
| 8            | 3    | Apartment | 93         | 1,001        |
| 9            | 3    | Apartment | 125        | 1,346        |
| <b>Total</b> |      |           | <b>788</b> | <b>8,482</b> |

## Location

- The property known as The Haven is prominently located on Brighton Road, close to its junction with Penhill Road, within a well-established and predominantly residential area of Lancing, West Sussex. Brighton Road forms one of the main thoroughfares through the town, providing convenient access to surrounding areas while remaining close to a wide range of local services and amenities.
- Lancing town centre is within easy reach and offers a variety of everyday facilities, including independent and national retailers, cafés, restaurants, and essential services along South Street and North Street. Additional shopping and leisure amenities can be found in nearby Worthing, Shoreham-by-Sea, and Brighton, all of which are easily accessible by road or rail.
- Transport connections are a notable advantage. The A27 is readily accessible, offering east-west road links along the south coast and connections to the wider regional road network. Lancing railway station is also close at hand and provides regular National Rail services to Brighton, Worthing, London, and other regional and national destinations, making the property well suited for commuters. Local bus services operate along Brighton Road, further enhancing accessibility.
- Overall, The Haven occupies a convenient and desirable location, combining access to local amenities, coastal recreational opportunities, and strong transport links, within an established and well-regarded area of West Sussex.





# Floorplan

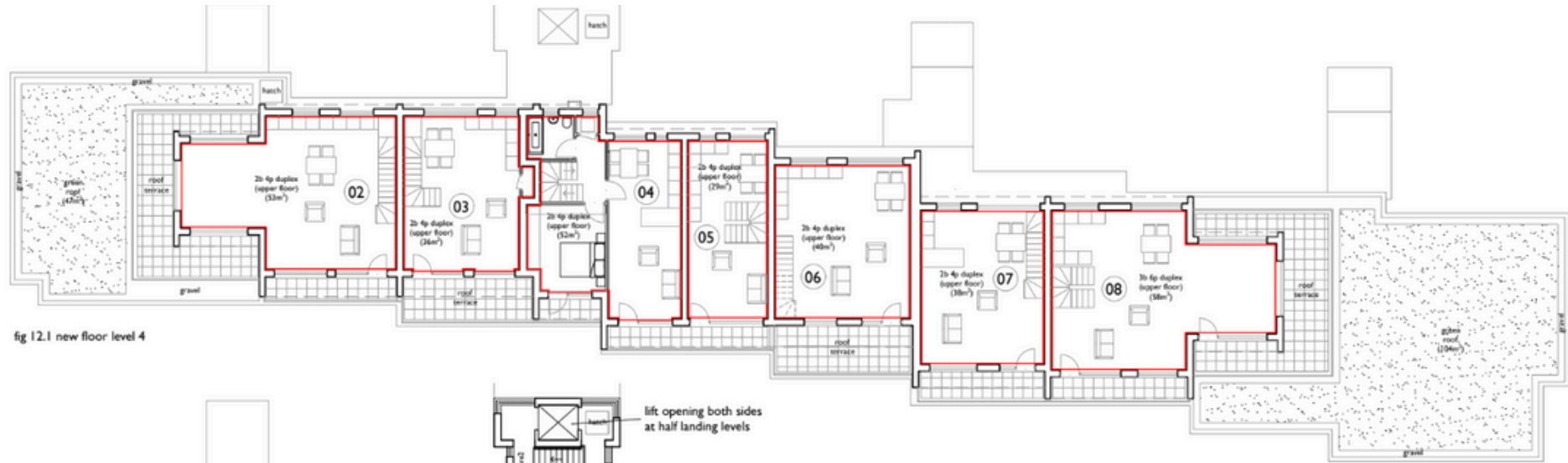


fig 12.1 new floor level 4

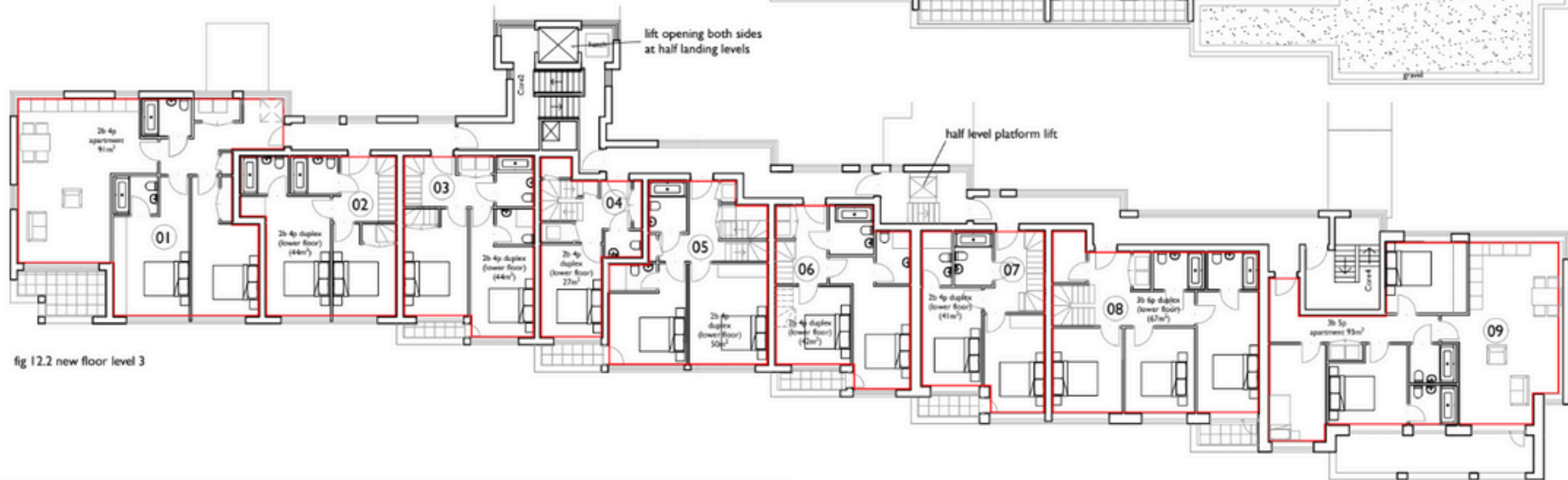


fig 12.2 new floor level 3

## Terms

Offers in-excess of £650,000

## Tenure

Freehold

## Financial Contributions

We are advised there is no CIL payment or S106 required.

## VAT

We have been advised that VAT is not applicable to this transaction.

## Access

Access to the building is available by prior appointment. Please call a member of the Highfield team to arrange.

## Further Information

Please contact a member of the Highfield team for further information. Pictures, floorplans and planning documents are available on request.

## Contact



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