



**GRAVES  
SON &  
PILCHER**

**For Sale**



## **Freehold Mixed Use For Sale – Vacant Possession**

**379 South Coast Road**  
Peacehaven, BN10 7EU

**Class E Retail / Leisure,  
Investment, Residential**

**FOR SALE**

**3,029 sq ft**  
(281.40 sq m)

- Located on a corner plot
- Mixed Use Building comprising Class E restaurant and 5/6 bedroom accommodation
- Freehold

# 379 South Coast Road, Peacehaven, BN10 7EU

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 3,029 sq ft                        |
| Price          | Offers in the region of £550,000   |
| Rateable Value | £48,250                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (52)                             |

## Description

A rare opportunity to acquire a substantial freehold mixed-use property in Peacehaven, offered with full vacant possession. Arranged over ground and first floors, the ground floor provides an extensive restaurant comprising a large bar on entry, a commercial kitchen to the rear with full commercial extraction, seating for approximately 100 covers, and WC facilities.

The upper floor is accessed via a separate entrance on the northern elevation at ground level, or internally through the kitchen, and offers five rooms, a large hallway, and a bathroom with separate WC. A terrace is situated at the northern end of the building, with a fire escape and external staircase at the southern end.

Vacant possession and prominent roadside position, creates genuine potential for a variety of uses whether as an owner-occupier restaurant, a residential or mixed-use conversion, or a longer-term development opportunity, subject to planning.

The property also benefits from on-site parking for five to six vehicles.

## Accommodation

The accommodation comprises the following areas:

| Description  | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground Floor | 2,311        | 214.70        |
| First Floor  | 718          | 66.70         |
| <b>Total</b> | <b>3,029</b> | <b>281.40</b> |

## Location

The property occupies a prominent position on South Coast Road (A259), directly opposite a Texaco petrol station and within an established parade of local retailers, restaurants and residential properties. Peacehaven sits on the East Sussex coast, approximately six miles east of Brighton and fifteen miles west of Eastbourne, offering strong connectivity to both towns.

## Terms

Offers are invited in the region of £550,000 for the freehold interest, with vacant possession available upon completion.

## Business Rates and Council Tax

Commercial (Restaurant): Rateable Value £48,250  
Residential (Upper Floor): Council Tax Band A



## Viewing & Further Information



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