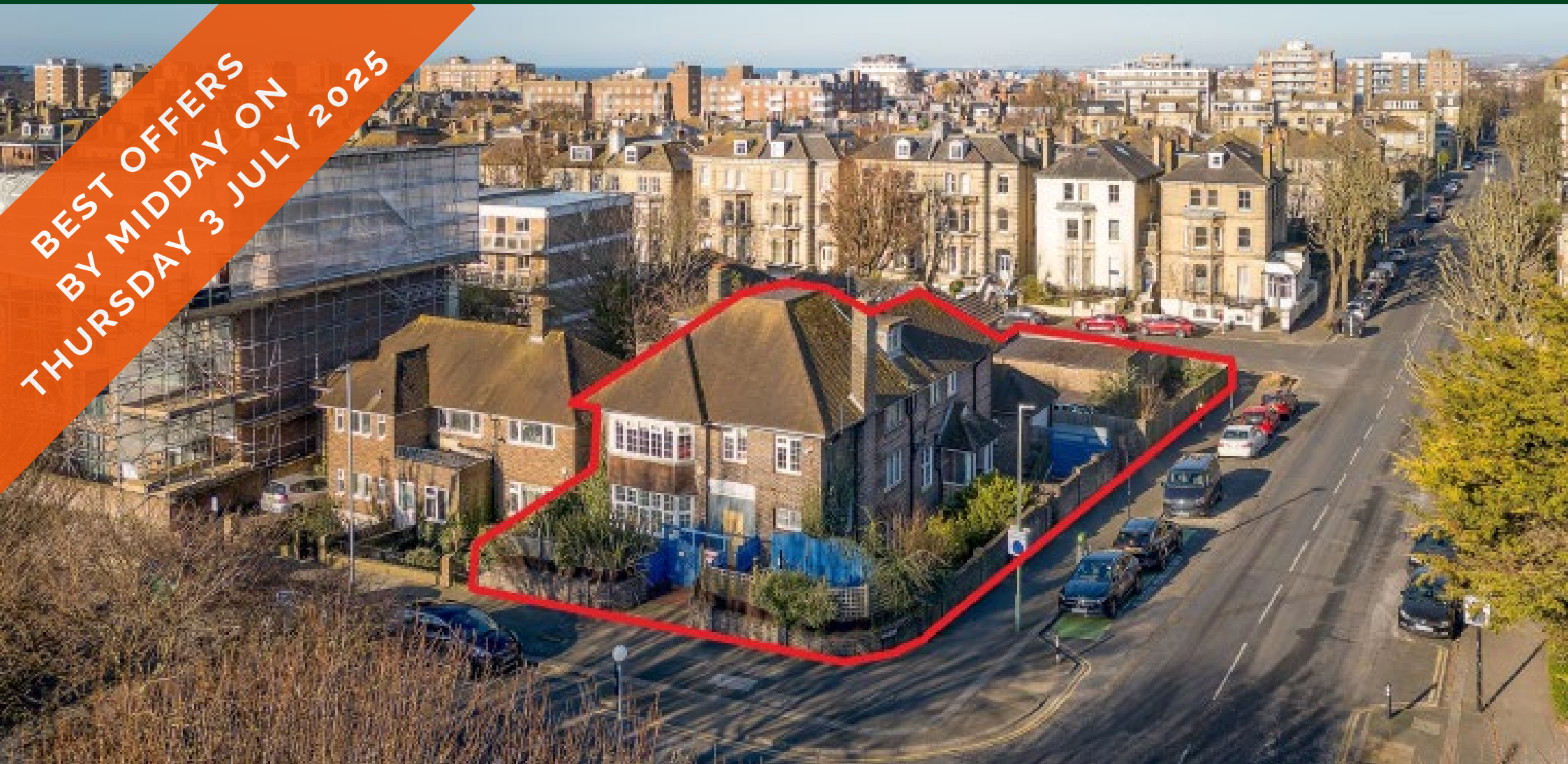


VACANT FORMER NURSERY SCHOOL PREMISES
POPULAR HOVE LOCATION - POTENTIAL FOR REDEVELOPMENT
EXISTING MAIN BUILDING 306.43 SQM (3,298 SQFT)
+ GARAGES & SOFT PLAY ROOM 97.72 SQM (1,052 SQFT)

on behalf of JEANNE SAUNDERS CENTRE ('PENNY GOBBY HOUSE') Charity No. 276384

**BEST OFFERS
BY MIDDAY ON
THURSDAY 3 JULY 2025**



FOR SALE

31 Palmeira Avenue
Hove BN3 3GD



31 Palmeira Avenue
Hove BN3 3GD

Key Features

- Former SEN nursery school
- Prominent corner position
- Existing property comprises the main building, gardens, garages and a soft play room
- Potential for retaining existing building or redevelopment (STP)
- Pre-app undertaken for redevelopment to 17 flats
- **Best offers are invited for midday Thursday 3 July 2025. See further information at the foot of these details.**

Location

The property is located in the heart of Hove. Hove station and the seafront are both within 1 km of the property. Church Road, home to many shops and restaurants, is within 250 metres to the south.

The area is predominantly residential in nature with commercial and community uses interspersed – religious, education, offices and leisure uses all nearby.

The Sussex County Cricket Club is located immediately to the north. Brighton station and city centre are both within 1.5 km of the property.





31 Palmeira Avenue
Hove BN3 3GD

Description & Accommodation

The main building is arranged over four floors with garden areas to the front and rear together with a block of three garages fronting Salisbury Road. A further single garage accessed from Eaton Road with a room below last used as a soft play room.

The building comprises a number of rooms to each floor providing children's activity / class rooms with associated staff rooms, offices, kitchen, WCs, etc.

Main Building	Sq Ft	Sq M
Basement & Boiler Room	141	13.09
Lower ground floor	923	85.77
Split level store	84	7.77
Ground floor	890	82.71
First floor	951	88.36
Attic rooms	312	29.02
Total	3,301	306.72

Outbuildings	Sq Ft	Sq M
Middle building ground floor	362	33.60
Street level garage	194	18.00
Rear garage block	496	46.44
Total	1,052	97.71

The main building measured on a Net Internal basis.
The outbuildings measured on a Gross External basis.





31 Palmeira Avenue
Hove BN3 3GD

EPC

D - 79

Planning

The property was last used as a children's day nursery. This is a Class E use under the prevailing Use Classes Order.

Redevelopment Potential & Pre-application

As well as a continuation of the existing E Class use, the property has potential for change of use or wholesale redevelopment - subject to planning.

A pre-application was submitted to Brighton and Hove City Council for redevelopment to 17 flats. Plans of the scheme together with a copy of the Council's written response are available in the [Data Room](#).

Terms

Best offers are invited for midday on Thursday 3 July 2025.

Conditional and unconditional offers will be considered. See Best Offer letter at foot of details.

Data Room

Various documents relating to the property are available in the [Data Room](#).

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Andrew Halfacree
a.halfacree@flude.com
01273 727070

Will Thomas
w.thomas@flude.com
01273 727070

www.flude.com

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.



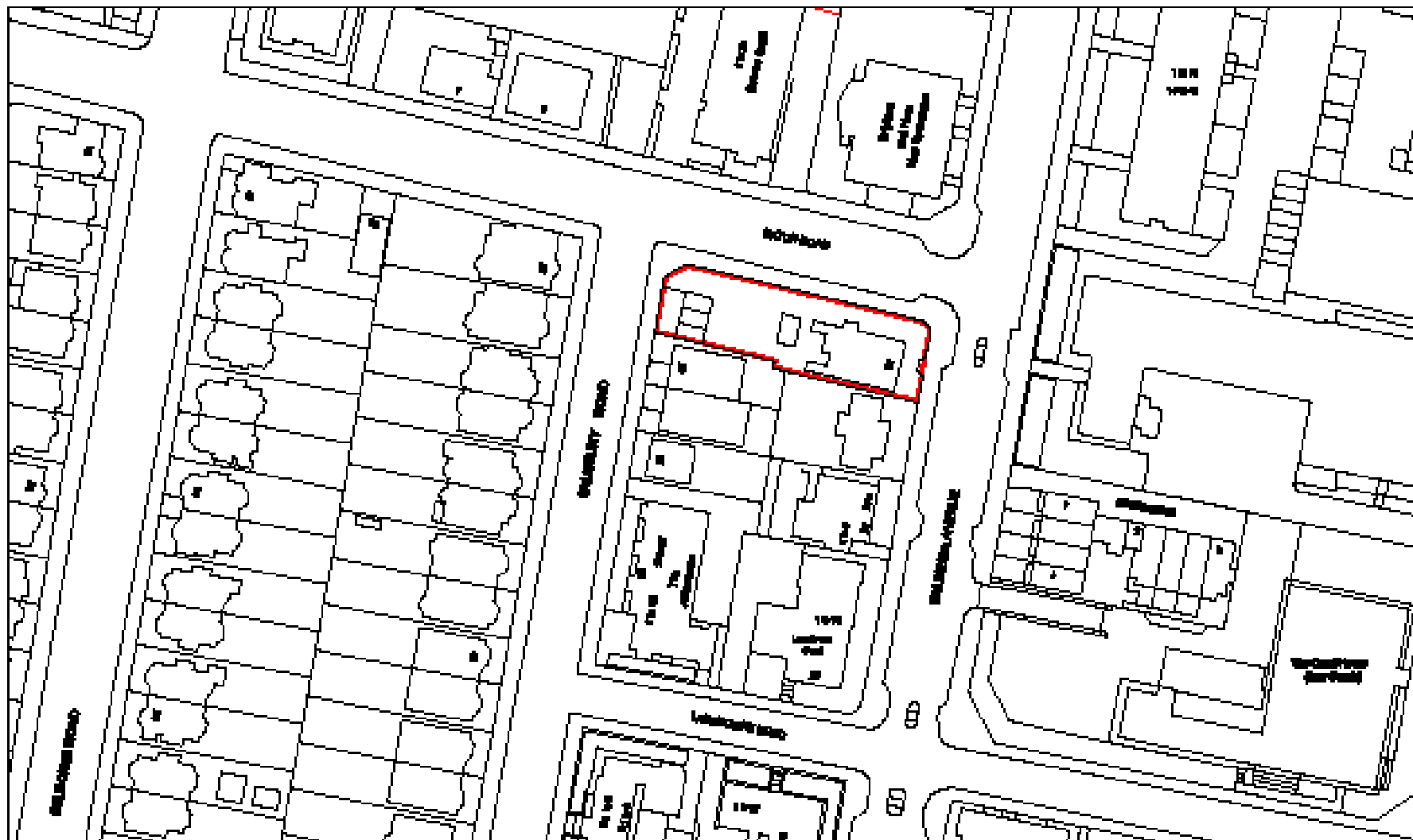


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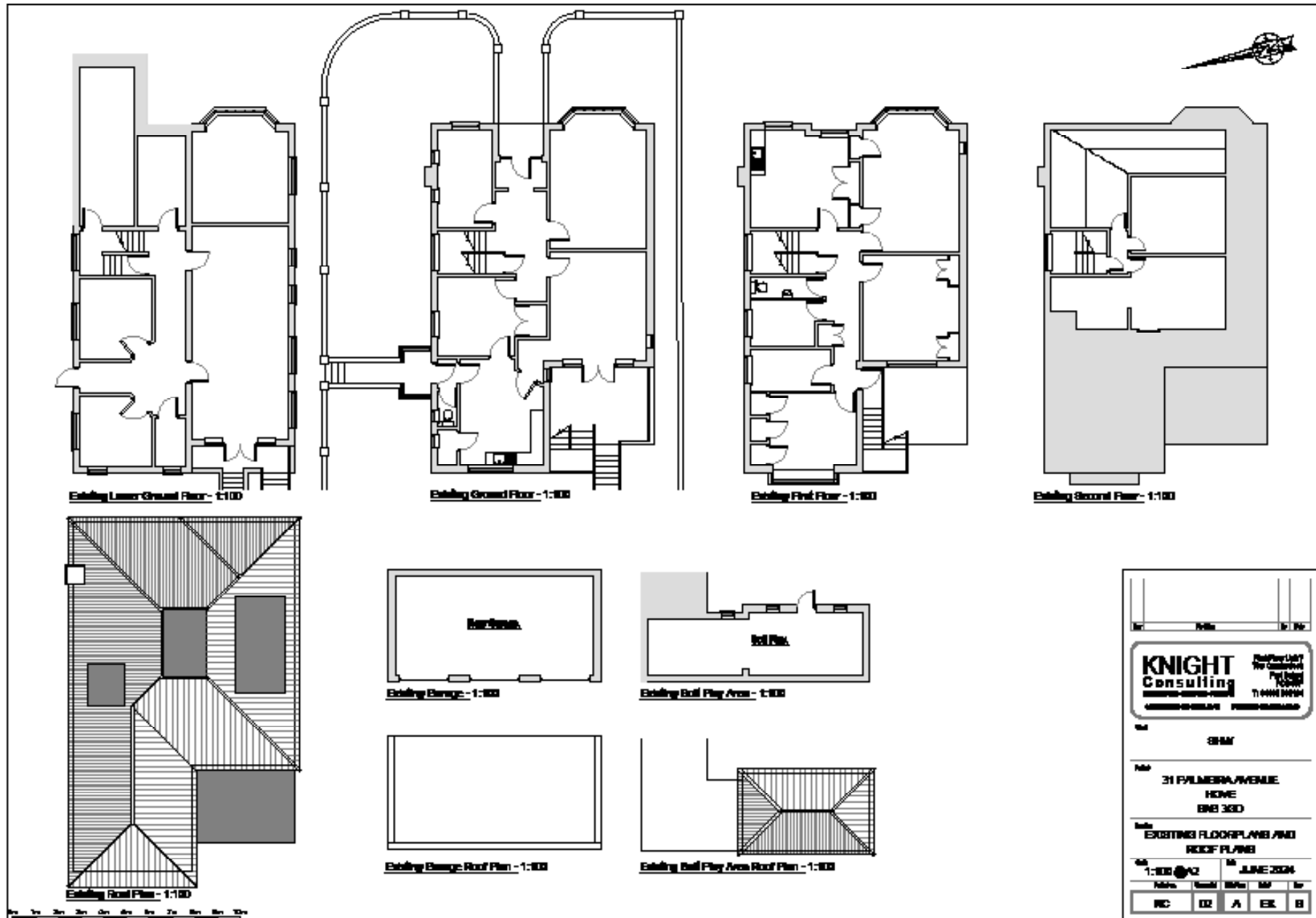


31 Palmeira Avenue
Hove BN3 3GD





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31 Palmeira Avenue
Hove BN3 3GD

Invitation for Offers for 31 Palmeira Avenue, Hove, BN3 3GD
By no later than 12:00 on Thursday 3rd July 2025

We are instructed to invite best offers for the above property.

Offers should be submitted in writing by email for the attention of: **Andrew Halfacree (a.halfacree@flude.com) / Will Thomas(w.thomas@flude.com)**

Offers should include the following information:

- Confirmation of the amount in pounds sterling to be offered for the site.
- Time frame for exchange of contracts.
- Time frame for completion of purchase.
- Details of any conditions to which the offer is subject.
- Full details of the purchasing party, to include:
 - Full company name or the individuals full name if being purchased by a private individual;
 - ID and proof of address for any majority shareholders (25% ownership or more) and/or persons of significant control (PSC) (right to appoint/remove directors);
 - Proof/Source of Funds (to include a description of the source of funds and any supporting documents, e.g. bank statement or company accounts);
 - We may need further details upon request to satisfy AML requirements.

The vendors reserve the right not to accept the highest or any offers received.

Flude Property Consultants

Subject to Contract