



Price Guide £750,000

8 Shore Road, East Wittering, West Sussex, PO20 8DZ





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A detached property in the heart of East Wittering village with planning consent EWB/21/03598/FUL3 for a mixed use re-development on the site of the former Lloyds bank. Within just 300m of the beach, 8, Shore Road offers a fabulous opportunity in this very popular area comprising both commercial and residential properties.

The consent includes replacement of existing building with a cafe at ground floor level and 8 en-suited rooms for the purposes of tourist accommodation at first and second floor levels, forming self contained B&B surf lodges.

The site is located within a prime landmark position, a short walk from the beach and shoreline, a popular destination with surfers, kite surfers and paddle boarders. Nearby are a good range of local shops and facilities including a local dentist, medical centre and pharmacies. The area is well connected by roads leading towards Bracklesham Bay and West Wittering villages, Chichester Harbour and marinas and further to the north, the Cathedral city of Chichester.

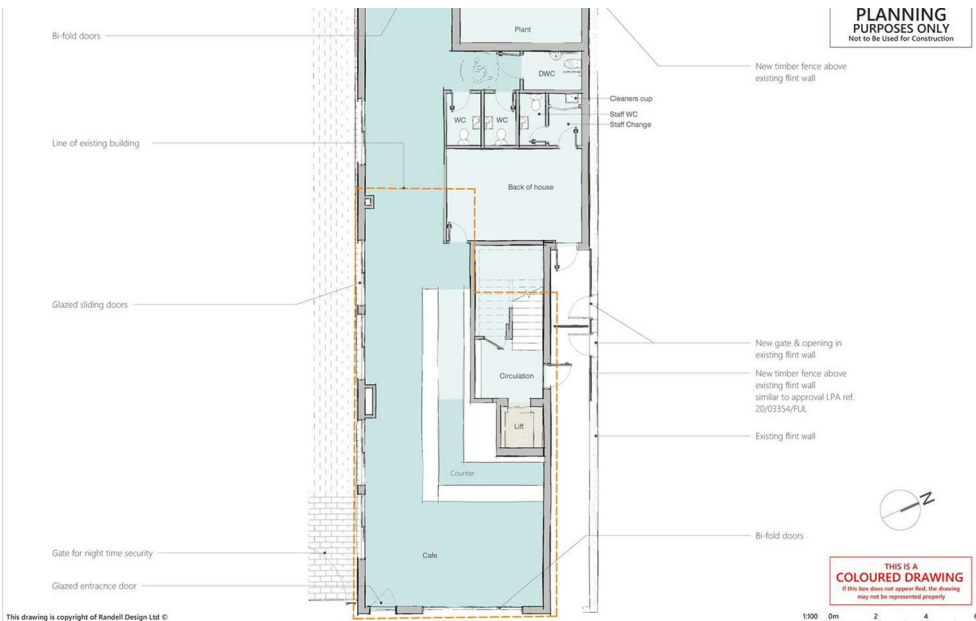
Full plans ref EWB/21/03598/FUL are available to view on Chichester District Councils website.

<https://publicaccess.chichester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

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On site viewings will be by appointment only with Baileys - please contact us on 01243 672217 to arrange.





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CLIENT **Dylan Morgan & Nick Cheshire**  
PROJECT **8 Shore Road, East Wittering**

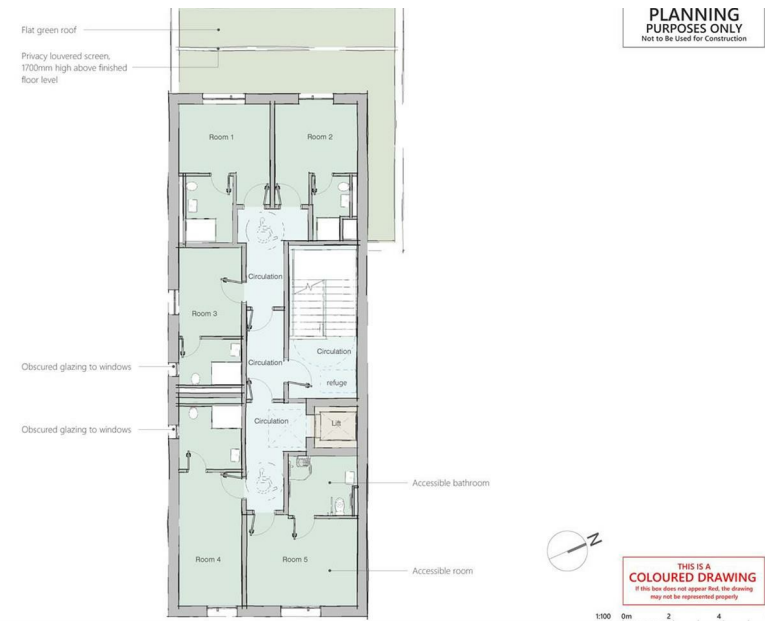
DATE **Aug 2021**  
DWG NO. **229 / 3.101**  
SCALE **1: 100 @ A3**

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**randell design group**  
Chartered Practice  
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Chichester - W. Sussex PO20 7BX

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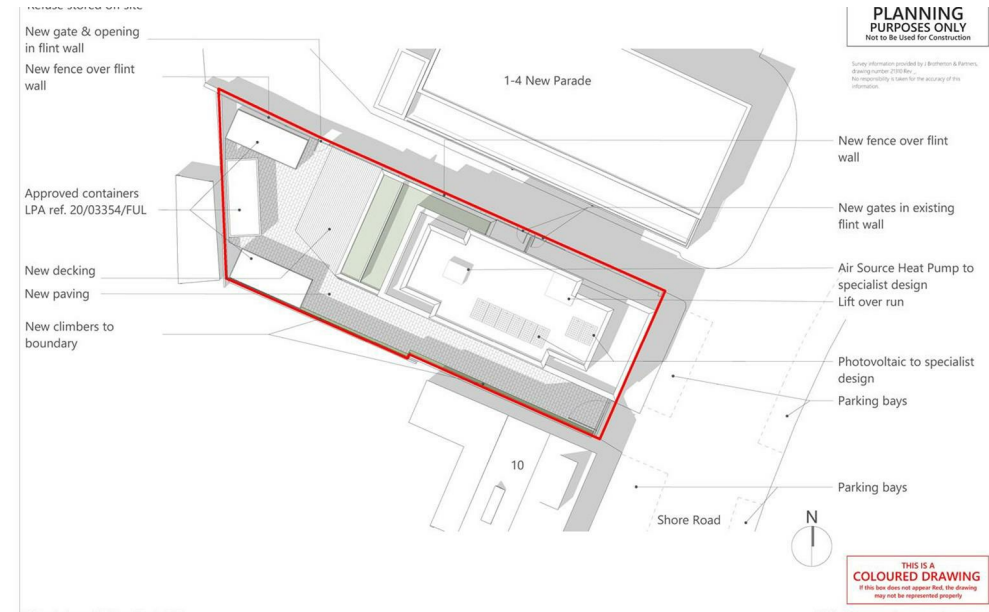
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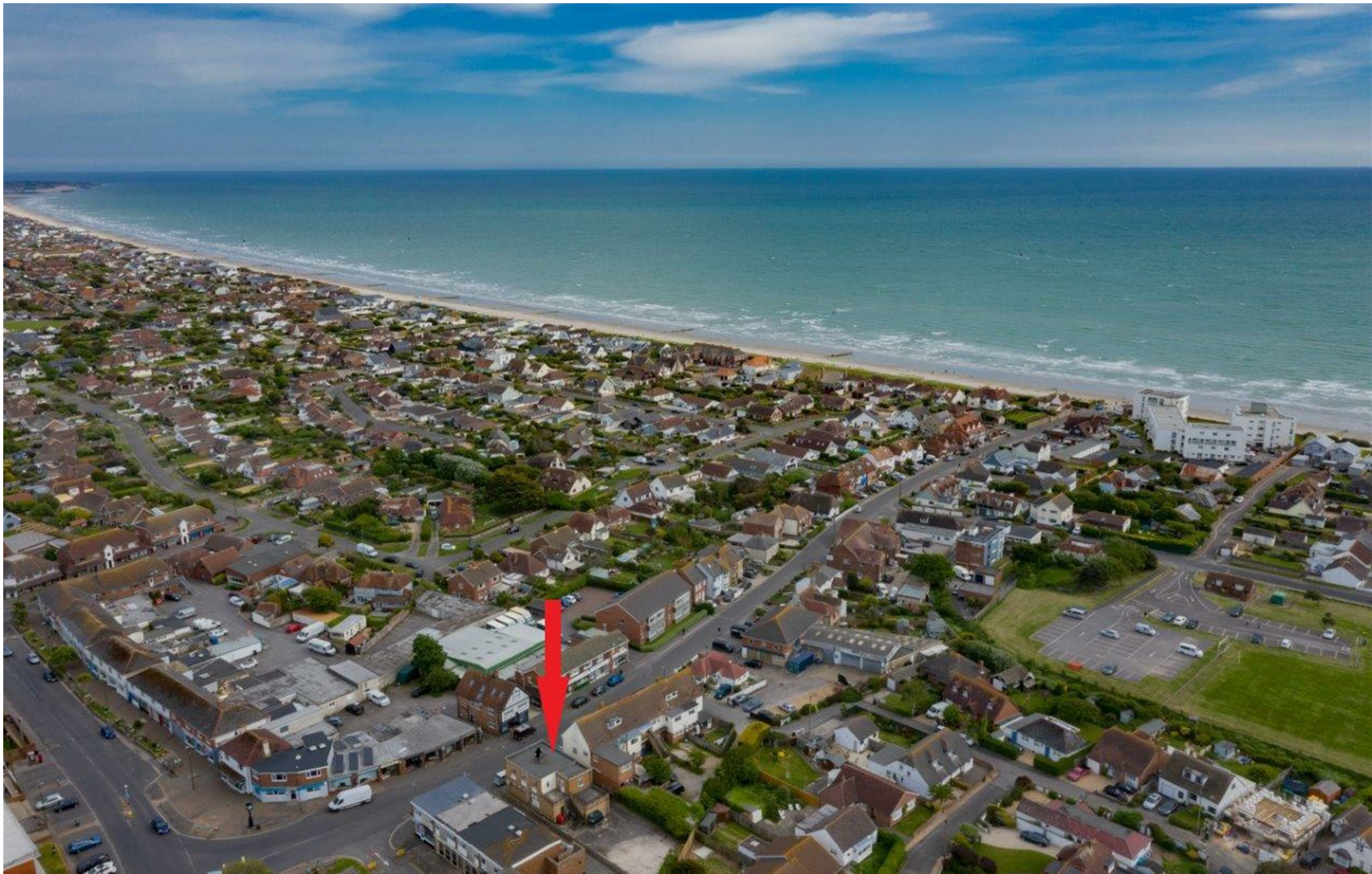
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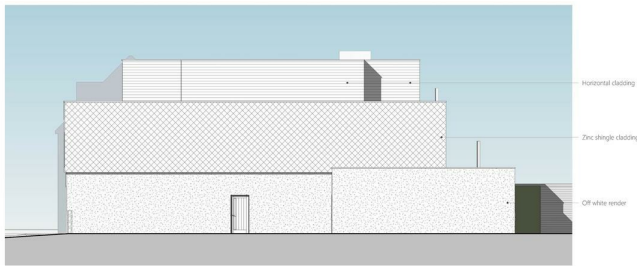




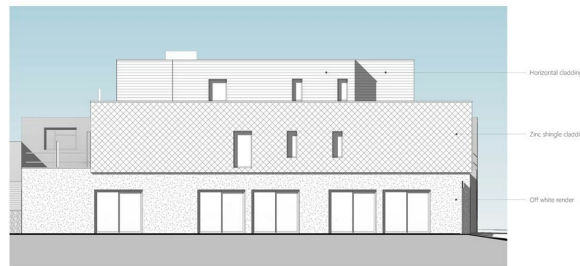
1. Proposed East Elevation  
scale 1: 100



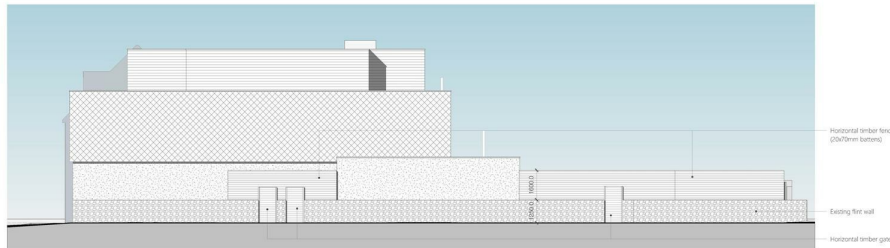
2. Proposed West Elevation  
scale 1: 100



3. Proposed North Elevation  
scale 1: 100



4. Proposed South Elevation  
scale 1: 100



5. Street Fence Elevation  
scale 1: 100

randell design group  
architectural | interior design | project management  
Weymouth | Bournemouth | Dorchester  
West Sussex | PO20 9BA | +44 (0) 1243 497 375  
info@randelldesigngroup.com  
www.randelldesigngroup.com

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Key  
\*All signage for the different building uses will be submitted for planning permission under a separate application.

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SCALE	1: 100 @ A1
1:100	20mm = 1m
1:200	40mm = 1m
1:300	60mm = 1m

NO.	DATE	BY	REVISION
01	23.02.22	SR	CC
02	23.02.21	SR	CC
03	07.02.21	SR	CC

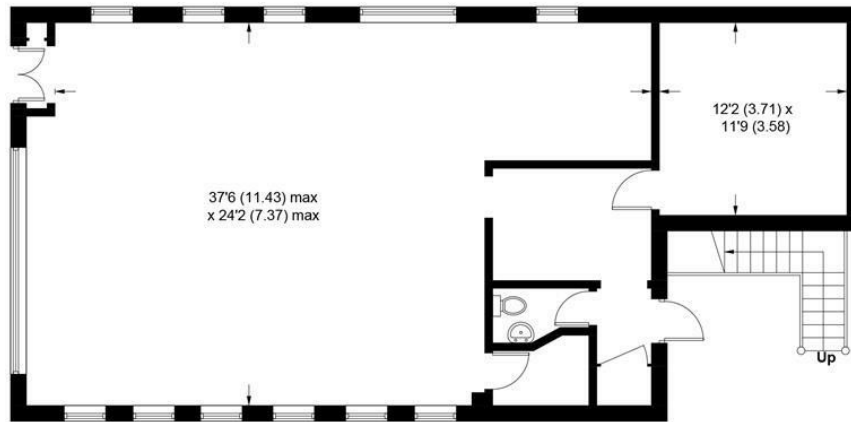
CLIENT: Dylan Morgan & Nick Cheshire  
PROJECT: 8 Shore Road, East Wittering  
DATE: Sept 2021  
DRAWING TITLE: Proposed Elevations

DRAWING NO. 229 / 3.203 REVISION 03

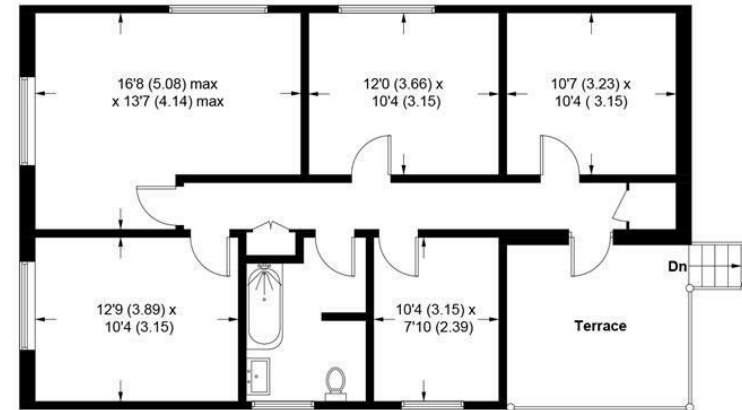


# Shore Road, PO20 8DZ

APPROXIMATE GROSS INTERNAL AREA = 1969 SQ FT / 182.9 SQ M



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1006822)

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