

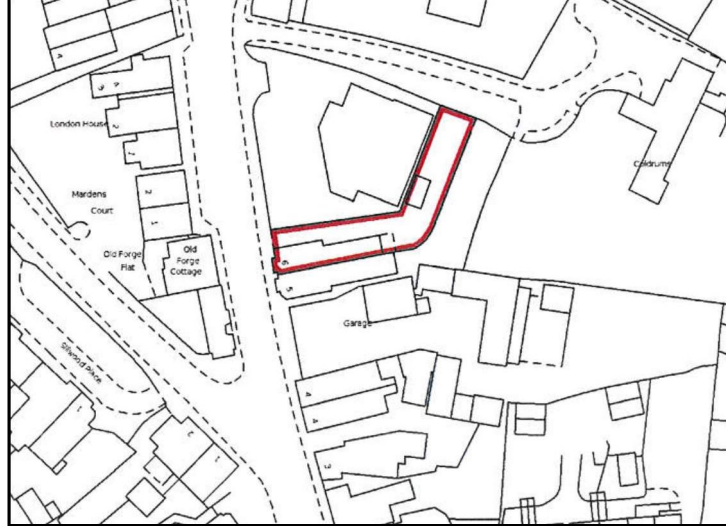


chartered surveyors
and property consultants



6 London Road • Crowborough • East Sussex TN6 2TT

Commercial Property - **For Sale** - comprising retail / take away with extensive ancillary and residential accommodation-1896 sq ft (176 sq m)



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COMMERCIAL

Location

Crowborough is one of the principal rural market town located in East Sussex, approximately 7 miles south west of Tunbridge Wells, and approximately 8.5 miles north east of Uckfield. London is approximately 45 miles due north. The town is dissected by the A26 which provides a route to Lewes, some 17 miles to the south west, via Uckfield, picking up the A22.

The closest railway station is located at Jarvis Brook approximately 1.8 miles to the south east of the town centre, which is an outlying district on the edge of Crowborough. There are services to London Victoria, London Bridge, via East Croydon.

The subject property is situated close to The Cross, which is the main crossroads where London Road and Eridge Road (A26) cross, with the High Street beyond. This property is at the end of a retail parade stretching to The Cross. Further along London Road the area is principally a residential area, inter-dispersed with some commercial buildings.

Description

The original part of the property is semi-detached and fronting the London Road and arranged over ground and first floors. The ground floor comprises a small take away shop and rear ancillary areas - kitchen and stores. The property has been substantially extended over two levels to the rear.

There is a gated driveway to the side, with an undercroft parking area to the rear. Beyond this area there is a good sized yard area, garage, and a rear garden / plot.

We are of the opinion the property lends itself to conversion to provide separate residential units, with perhaps new development to the rear on the garage and rear garden / plot area – subject to all the necessary consents.

Floor Areas

Ground Floor –

Front take away area –	183 sq ft (17.04 sq m)
Kitchen -	164 sq ft (15.27 sq m)
Preparation area -	132 sq ft (12.24 sq m)
Bathroom / WC & corridor	58 sq ft (5.38 sq m)
Preparation / storeroom	110 sq ft (10.19 sq m)
Storeroom	56 sq ft (5.24 sq m)

Basement –	153 sq ft (14.24 sq m)
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First Floor –	332 sq ft (15.81 sq m)
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Middle room –	91 sq ft (8.48 sq m)
Shower room / WC -	34 sq ft (3.20 sq m)
Rear rooms (overall) -	376 sq ft (34.90 sq m)
<u>Roof space –</u>	207 sq m (19.20 sq m)
Total Floor Area -	1896 sq ft (176.14 sq m) NET INTERNAL AREA

Outside – single garage & two undercroft car spaces. Rear garden / yard area.

Tenure

Freehold

Price

£460,000

Viewing Arrangements

Strictly by appointment through sole agent's office



Contact Rupert Farrant
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