

TOTTINGTON MANOR HOTEL

Edburton, Near Henfield, West Sussex BN5 9LJ – Freehold OIRO £1,750,000



8846206
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BUSINESS SUMMARY

- Fine building dating back to the 17th Century
- Grade II Listed
- Stunning views of the South Downs
- 12 en suite guest bedrooms
- Restaurant, function rooms, wedding venue
- Plot extending to c.3 acres
- Ample on-site customer parking
- Energy Rating E



LOCATION

Set in the beautiful South Downs, yet within approximately 12 miles of Brighton and 10 miles of Worthing, Tottington Manor enjoys a rural setting but is in easy reach of surrounding villages and towns, giving it a wide catchment area.

The A23, leading to the M23 and M25, is to the east of Tottington Manor and runs from Brighton to London. The A283 to the west gives access to Shoreham by Sea on the coast about six miles away and connects to the A24 which runs from Worthing to the M25 and London.

THE PROPERTY

Tottington Manor dates back to the 17th Century and is Grade II listed. It has been extended over the years, with the most recent extension added approximately seven years ago, which provided six bedrooms and the function facilities.

The property has colour washed elevations with tiles hanging to the upper parts under a tiled roof. Internally, the older parts of the property enjoy a variety of period features.

Steeped in local history, the property had a particular highlight in the Second World War when it was requisitioned by the MOD as the headquarters of a secret Sussex army of 'saboteurs' whose job would have been to attack the Germans if they had succeeded in invading this country.





INTERNAL DETAILS

Main entrance is accessed from the car park. Reception, main bar area, two 'snug' seating areas, restaurant (c.36 covers), meeting room/private dining room, customer toilets which include disabled facilities.

The function suite comprises one large room (up to 120 for stand-up buffet/130 for an evening buffet) that can be split into two areas, one housing the function suite bar. If split, the smaller room can accommodate 24 seated and the larger room 100 seated. The suite benefits from French doors which lead to the gardens which have views over the South Downs Park.

Ancillary areas include a fully fitted trade kitchen, office, staff area and WC's, basement beer cellar and storage.

LETTING ACCOMMODATION

The hotel has 12 en suite guest bedrooms, evenly split over the older part of the building and the newer wing, with all bedrooms situated at first floor level. Room types offered are:

- 2 Singles
- 1 Executive Twin
- 1 Bridal Suite
- 3 Executive Doubles
- 5 Standard Doubles





OWNER'S ACCOMMODATION

On the second floor of the hotel there is a flat comprising:

- One bedroom
- Shower room
- Sitting room
- Kitchenette

EXTERNAL DETAILS

The property is set on a plot which extends to approximately three acres, including formal garden areas, areas for trade use including a decked terrace. There is also a further allotment area and storage yard with gas and oil storage tanks.

Generous on-site parking facilities.

FIXTURES & FITTINGS

All trade fixtures and fittings are included within the sale.

STAFF

The business is operated on a daily basis by a full complement of staff.





TRADING INFORMATION

Full financial information will be provided following a formal viewing.

The rateable value for the business is £77,000. Prospective purchasers are encouraged to contact the Local Authority to establish the rates payable, which may include some form of transitional relief.

THE OPPORTUNITY

The business was purchased by our clients approximately 11 years ago and during their stewardship has been enhanced and now operates as a popular restaurant, hotel, conference and wedding/function venue.

TENURE

Freehold.

LICENCES

We understand that the venue benefits from all the necessary licences for the conduct of the business, including a Civil Wedding Licence.

SERVICES

Mains water, electricity and drainage. LPG tank for cooking plus oil filled central heating.



FLOOR PLAN



VIEWING

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view, or for further information, please contact:

Andrew Moore

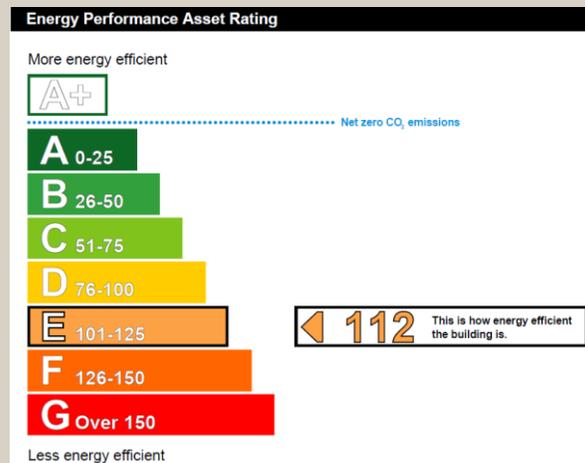
Director - Hotels

Telephone: +44 1622 656 002

Mobile: +44 7725 574 794

Email: andrew.moore@christie.com

EPC



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