



# Gatwick House, 3 Brighton Road, Horley RH6 7HH

**Guide Price £1,500,000**

MASSIVE OPPORTUNITY! Woodlands are delighted to offer to the market "the closest guest house to Gatwick Airport" SITUATED ON THE A23 & boasting 10 Rooms all with en-suite facilities plus permission to store 30 cars onsite as well as potential to expand the business further or even change its use.

As well as the 10 en-suite guest rooms which range in size from single to family room there is a guest sun room & dining room, a reception & guest W/C. In addition there are staff quarters which comprise a large lounge/dining room which has doors opening to the gardens, an 18ft kitchen, a generous double bedroom with a private bathroom & dressing room.

Outside there is a pleasant rear garden which is predominantly laid to lawn with mature boundaries, a pond & water feature, a large outbuilding & a hard standing area to the front & side there is ample parking & the current owners have permission to store 30 cars which provides additional income. There is also a tandem length garage onsite to the side of the guest house.

**DIRECTIONS :** The guest house can be found on the A23 just to the North of Gatwick Airport on the left hand side before the right hand turning onto Massetts Road.

- RARE OPPORTUNITY
- TEN ENSUITE GUEST ROOMS
- GUEST DINING ROOM AND CONSERVATORY
- OWNERS LIVING QUARTERS
- PARKING FOR 40 CARS
- GUEST HOUSE
- SCOPE TO EXTEND STPP
- 18FT COMMERCIAL KITCHEN
- PLEASANT REAR GARDEN
- CLOSE TO GATWICK AIRPORT





**RECEPTION**

12'11 x 12'3 (3.94m x 3.73m)

**INNER HALL**

10'6 x 8'0 (3.20m x 2.44m)

**STAFF LOUNGE/DINER**

25'3 x 20'2 (7.70m x 6.15m)

**RESIDENTS DINING ROOM**

18'1 x 15'6 (5.51m x 4.72m)

**KITCHEN**

18'0 x 10'10 (5.49m x 3.30m)

**RESIDENTS SUN ROOM/LOUNGE**

17'1 x 15'1 (5.21m x 4.60m)

**OFFICE**

8'8 x 5'6 (2.64m x 1.68m)

**LAUNDRY STORE**

12'3 x 5'10 (3.73m x 1.78m)

**ROOM ONE WITH ENSUITE**

12'3 x 11'5 (3.73m x 3.48m)

**ROOM TWO WITH WET ROOM**

12'3 x 10'0 (3.73m x 3.05m)

**ROOM TEN WITH ENSUITE**

13'8 x 11'5 (4.17m x 3.48m)

**GARAGE**

23'2 x 8'0 (7.06m x 2.44m)

**FIRST FLOOR**

**ROOM THREE WITH ENSUITE**

13'1 x 12'4 (3.99m x 3.76m)

**ROOM FOUR WITH ENSUITE**

10'3 x 9'3 (3.12m x 2.82m)

**ROOM FIVE WITH ENSUITE**

12'3 x 11'5 (3.73m x 3.48m)

**ROOM SIX WITH ENSUITE**

9'1 x 6'5 (2.77m x 1.96m)

**ROOM SEVEN WITH ENSUITE**

13'2 x 9'8 (4.01m x 2.95m)

**ROOM EIGHT WITH ENSUITE**

9'8 x 6'8 (2.95m x 2.03m)

**ROOM NINE WITH ENSUITE**

12'4 x 10'9 (3.76m x 3.28m)

**STAFF BEDROOM**

23'6 x 14'5 (7.16m x 4.39m)

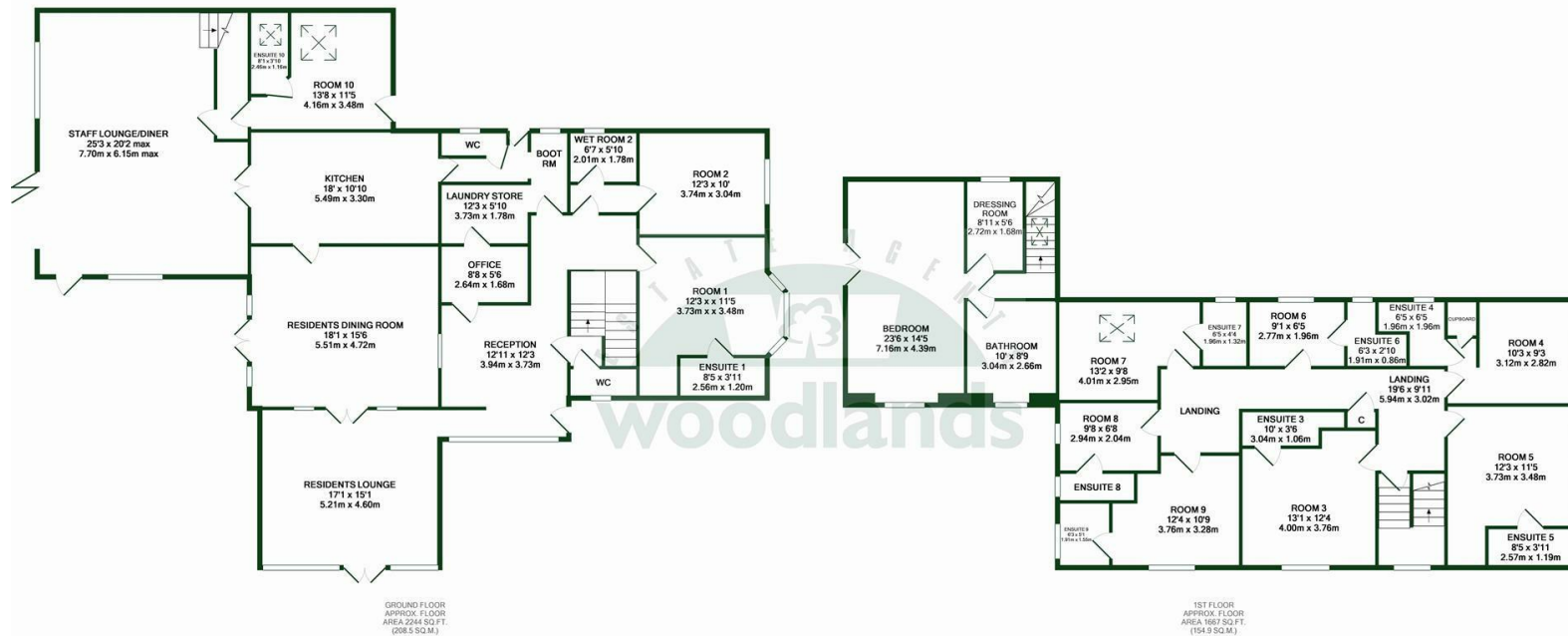
**STAFF DRESSING ROOM**

8'11 x 5'6 (2.72m x 1.68m)

**STAFF ENSUITE**

10'0 x 8'9 (3.05m x 2.67m)



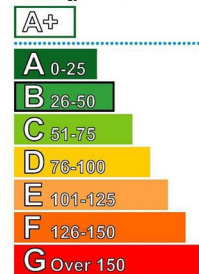


TOTAL APPROX. FLOOR AREA: 3911 SQ. FT. (363.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

**47** This is how energy efficient the building is.

To view this property contact our office  
on 01737 771777



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