



Coldharbour Road, Hailsham

- Thriving local shop and cafe
- 3 double bedroom maisonette
- Spacious private gardens
- Off road parking
- Detached brick barn
- Potential to expand
- Good footfall
- Accounts available
- Rateable value GBP 9,300



Shop / Cafe

Seating / Shop / Counter
36'9 x 32'8

Kitchen
14'7 x 11'5

Store

WC

Detached Barn Incorporating :

Garage
15'5 x 11'11

Storage
15'6 x 11'8

Storage
12'4 x 8

Barn 1st Floor
24'11 x 15'6

1st & 2nd Floor Apartment

Staircase / Front Door

Hallway

Living Room
16'7 x 12'4

Kitchen
11'3 x 10'7

Bedroom
12'4 x 9'6

Bedroom
11'6 x 10'7

Bathroom

2nd Floor Bedroom / Office
15'1 x 10'10

Gardens

Parking



A wonderful opportunity to purchase both a home and a thriving business located in a popular Sussex village. If you have always wanted the chance to live and work in the same space then The Village Shop & Café in Upper Dicker is perfect - a hub in the village with a great foot fall. In addition to the Village Shop & Café, the property also offers lovely accommodation and gardens with potential to expand.

The Grade II listed building dates back to 1840 and has had a variety of uses including a dairy, bakery, hardware shop and post office. It has been in its current form for nearly 20 years and has provided a successful business and comfortable home for the owners during that time.

The property is split into three distinct areas - Firstly the ground floor comprises a café with seating for 30, opening to a local shop specialising in locally grown and good quality produce. A large counter serves both the café and the shop. To the rear is a commercial fitted kitchen which services the café as well as further storage areas and a WC.

Next to the shop is a run of parking spaces and some outside tables. The beautiful village green is adjacent - also having permission to put out tables and chairs for the café.

To the left of the main shop is a detached brick barn - likely the original coach house. It has great potential for expanding the customer seating areas as well as offering the possibility to convert into holiday accommodation or an annexe subject to the correct permissions.

The rear of the property has a spacious garden belonging to the residential accommodation with mature planting, lawn areas, terrace and seating areas as well as a garden shed - all backing onto the local countryside.

The living accommodation is on the on the first and second floors of the building. It offers a two /three bedroom apartment with spacious living room, fitted kitchen and bathroom. A secret door allows access to the second floor bedroom / office.

Overall you are purchasing over 3000 sq ft shop and living accommodation with huge potential and a local customer base of regulars. The shop serves the village, locals and the staff and pupils of St Bedes private school with 760 pupils including 300 boarders. Being the only café in the village and sitting on the green it is in a great position to continue as a popular hub of the village. The current owners will be sad to leave and are happy to run prospective buyers through the business, the accounts, the staff and the suppliers, hopefully offering a seamless transition of owners without affecting the business.

Internal viewings are highly recommended to appreciate what is on offer - the potential and the lifestyle available with this lovely home and business.





Approximate Gross Internal Area = 207.3 sq m / 2231 sq ft

Barn = 79.0 sq m / 850 sq ft

Total = 286.3 sq m / 3081 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID978274)



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk