



Ambleside Lodge

- Eight en suite bedrooms
- Close to amenities
- Driveway providing off-street parking
- Commuter location
- Potentially suitable for varying uses STPP
- EPC C

25 Brighton Road Salfords, Redhill, RH1 5DA

Freehold: £750,000

Ref: 8877817



THE OPPORTUNITY

This is an opportunity to acquire a detached, vacant care home in Surrey.

Previously used as a care home for individuals with learning disabilities, the property may be suitable for a specialist care home, supported living or continuation of learning disability care. Alternatively, the property may be suitable for residential development, or other uses, subject to necessary planning permission.

DESCRIPTION

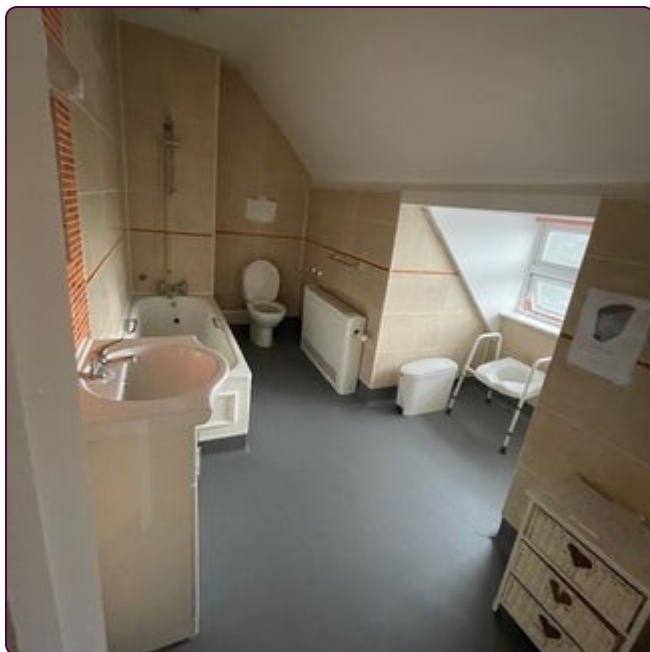
A detached Edwardian property of traditional brick construction with a pitch tiled roof. The property has been extended to provide living accommodation across three levels. The service closed on the 30th January 2025.

LOCATION

The property is situated in a commuter town 3 miles south of Redhill and 5 miles north of Gatwick airport.

The property lies under the Reigate and Banstead borough, and is part of the civil parish of Salfords and Sidlow.

The area is well connected to London, Brighton and surrounding areas by way of the A23 and Salford's train station which has trains to London taking 47 minutes.



INTERNAL DETAILS

Ground Floor

Entrance hall, WC, two bedrooms, laundry, kitchen, office, dining room, living room.

First Floor

Five bedrooms, living room.

Second Floor

One bedroom, kitchen, living room, bathroom.



EXTERNAL DETAILS

The property benefits from a driveway to the front of the property accessible through a gate. Space for six or seven cars.

To the rear, there is a lawn with a patio area, on which there is a sizable timber outhouse and two smaller storage sheds.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

