



Sefton Place

Ref: 8846266

Sussex Heritage Centre, Warningcamp, Arundel, BN18 9QY

Freehold: £1,599,999

Boutique events venue

Ideal exclusive use, functions or weddings

11 ensuite bedrooms sleeping up to 35

Generous independent owner's accommodation

Large gardens and extensive parking

EPC: E - Sui Generis Use Class



Sefton Place is an elegant period house known in the 1850's as Lady Spencer's House. It was later owned by the Constable brewing family of Arundel as their country house who changed the name to Sefton Place (Sefton being a family name of theirs). It continued to be used as private house until the 1920's when it was used a school under the patronage of Gwendolin, Duchess of Norfolk, and known as St Wendolin's. After World War II the freehold was acquired by the YHA and the house was used as a youth hostel.

The present owners acquired the house in 2013 and undertook an extensive programme of refurbishment to return the house to the Victorian Country House it had been, but with modern facilities. It now has 11 ensuite bedrooms, plus four bedroom owner's accommodation. The house is used mainly for exclusive use group bookings.

Location

Sefton Place is located in the rural hamlet of Warningcamp which is part the city of Arundel. It is set in the beautiful countryside of the South Downs National Park, one mile from Arundel castle and close to the South Downs Way with riverside and country footpaths.

Arundel is located on the A27 which runs west to east along the south coast, with some nearby towns including Brighton, Worthing, Chichester and Portsmouth.

Internal Details

The ground floor presents different rooms which are interconnected, ideal for resting or socialising.

The majority of the guest bedrooms are on the first floor, but there are two accessible rooms on the ground floor.

Ground Floor

Open plan entrance hall, drawing room with bar, games room, large oak panelled dining room, generous kitchen, wash up room, two cloakrooms. All rooms interconnect and the entrance hall, drawing room and games room all open directly onto the Victorian covered veranda.



Fixtures & Fittings

All trade fixtures and fittings are included in the asking price, with the exception of any personal items.



Letting Accommodation

The property has 11 ensuite bedrooms accommodating a total of up to 35 guests. 9 are located on the first floor and two accessible bedrooms are located on the ground floor.

External Details

Sefton Place is set within generous plot providing independent garden areas for owners and guests. The beautiful covered veranda to one side of the property overlooks the guest garden. There is parking for approximately 20 cars.



Tenure

Freehold.



Owner's Accommodation

The owner's accommodation is set within the building across the first and second floors. On the ground floor there is a living room and large kitchen/dining room with adjoining conservatory area. On the first floor there are four double bedrooms, one of which has an ensuite shower room. There is a family bathroom with bath and shower.

Staff

The business is operated by one hands-on family member, with support of part time or casual staff as needed.

The Opportunity

The current owners bought the property 11 years ago and turned it into the flourishing business it is now.

The business can operate as a boutique country house hotel, family holiday let, exclusive use facility for personal or business clients, or as a wedding or function venue, whilst providing a most pleasant family home.

Trading Information

Sefton Place has been run by the current owners very much as a lifestyle business, so an incoming owner can run it in a similar way, or much more full on, as required.

Business Rates

The current business rates record shows that property is assessed at nil value.





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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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Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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