

# Brambletye Hotel

 The Square, Forest Row, East Sussex  
RH18 5EZ

Guide Price: £1,500,000





# Description

A substantial and distinctive 19<sup>th</sup> Century detached property, providing accommodation over three storeys with a return frontage, consisting of mainly painted elevations under a plain tiled roof with mansard tiled overhangs.

Additional rooms were added to the original building in the early 1980's, with further additions and alterations undertaken around 2010 enhancing the room offering to 19 ensuite letting bedrooms, with ground floor self-contained bar and restaurant, along with service and ancillary areas.


The extension is a two storey 'L' shaped configuration of brick, under tiled roof with tiled overhangs. The configuration enables there to be an enclosed south-facing courtyard that links the old and new parts of the property



## Key Highlights

- 19 ensuite guest bedrooms
- Superbly located in the centre of Forest Row
- Established self-contained bar & restaurant (80)
- Private dining & 3 function/conference rooms
- All year-round trading hotel in tourist hotspot
- Customer car park (24). EPC: C



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## Location

Brambletye Hotel is located within the East Sussex village of Forest Row, fronting the main A22 which links the seaside town of Eastbourne (31 miles) south with East Grinstead (three miles) north. The village borders with West Sussex, Kent and Surrey and is close to the Surrey Hills. Gatwick Airport is 13 miles north-west of the village and further beyond is the M25 and London (35 miles).

Attractions to the area include the Ashdown Forest, which is considered to have inspired A A Milne's literary classic Winnie-the-Pooh, with the author having lived in the area. Sir Arthur Conan Doyle

stayed at the hotel, which inspired him to write the novel featuring his famous detective Sherlock Holmes in *The Adventure of Black Peter*. Other areas of interest that attract significant levels of visitors include Heaver Castle and Weir Wood Reservoir.

The village has a resident population of around 5,000 with surrounding villages, countryside and some of the prettiest villages in the area drawing trade from a wide catchment area.





## Internal Details

### Ground Floor:

- Hotel entrance with reception desk and lounge area. Stairs off to guest bedrooms.
- Office.
- Private dining room (20).
- Bar and restaurant, with self-contained access from the street and reception. Central curved bar servery, flag stone floor, seated area (approximately 40). Restaurant (approximately 40) with feature Inglenook styled fire surround, access to courtyard, guest bedrooms and from rear car park.
- Ladies and gentleman's WCs and an accessible WC.
- Conference rooms, with self-contained street access three rooms individually named as follows:
  - Moriarty Boardroom – can accommodate up to (16).
  - Sherlock Holmes Suite (20).
  - Dr Watson Lounge (12).
- Commercial trade kitchen.
- Wash-up.
- Stockroom and storage areas.

### Basement:

- Beer cellar – with secure store.

### First Floor:

- Additional function room (currently unused).
- Three rooms, providing a staff room and two offices, staff WC and storeroom/bedroom.





#### Letting Accommodation:

- There are 19 ensuite guest bedrooms, located over the ground, first and second floors, providing room configuration as follows:

Room Style	Number Rooms
Standard Doubles	7
Standard Twins	6
Family Room	1
Deluxe Doubles	5
<b>Total</b>	<b>19</b>

#### Owners/Managers Accommodation:

- Self-contained over two floors providing, two double bedrooms, kitchen and bathroom.

#### External Details:

- The property is recessed from the main road to the front by a terraced and patio area, which could accommodate up to 30 customers seated.
- To the centre of the property is a courtyard, which could accommodate up to 50 customers seated, with children's play area and access to the park.
- Located to the rear of the property is the patron's car park (24).







## The Opportunity

The property is being offered for sale freehold with vacant possession.

Brambletye Hotel, offers a unique opportunity to acquire a hotel with significant food and beverage offering in a picturesque village, located in a beautiful part of East Sussex yet only 35 miles from the centre of London.

The surrounding area provides leisure trade all year round with much visited and historical attractions, which bring tourists and visitors to the village. There are a number, of towns with significant commercial business operations, which all potentially bring corporate trade to the hotel.

The hotel has a number, of rooms which can be utilised for wedding receptions, private dining, anniversary events and conferences. There is genuine potential to cater for this trade within the hotel.

As well as the 19 guest bedrooms, there are significant food and beverage opportunities with the self-contained bar and restaurant, which are internally connected to the hotel able to trade independently, which is ideal for a hands-on owner or multiple site operator.

The property will require refurbishing in areas with some interiors being dated, but this should not deter interested parties from viewing this rare opportunity at the earliest opportunity.







## Trading Information

Our clients do not presently operate the business, which has been let since 2018. Vacant possession will be provided upon completion, no trade is warranted or sold and there is no access to any current trading information.

## Fixtures & Fittings

To be purchased from the current lessee.

## Energy Rating

C.

## Services

We are informed that all mains, services are connected, which includes gas fired central heating via radiators

## Tenure

Freehold.

## Regulatory

The property holds a valid Premises Licence.

## Business Rates

The property's rateable value is £35,000 effective from April 2023. This is not the annual cost, which can be calculated by multiplying this figure by the rate poundage applying.





Existing Ground Floor  
Site Area: 0.268 ha  
Existing Ground floor area: 687.90 m<sup>2</sup>

Lewes Road  
1:200  
0 5m 10m 20m



REVISION	DATE	DESCRIPTION

**MACKELLAR SCHWERDT**  
architects

The Project: Lewes, East Sussex, BN24 0ND  
Architect: Mackellar Schwerdt Architects  
100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

STATUS: **DRAFT**  
CLIENT: Suffolk Life

PROJECT NAME: Couverture of Brambletye Hotel  
LOCATION: London Rd, Forest Row RH18 5EZ

DRAWN BY: Ian Hurley Ltd - Chartered Land Surveyors  
CHECKED BY: Mackellar Schwerdt Architects

SCALE: 1:200  
SHEET SIZE: A3

DRAWING TITLE: Existing Ground Floor  
DRAWINGS: Scale Bars (2), Survey Existing plan and maps (6)

DRAWING NUMBER: **8951 / 3**







# Contact

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co.

**Simon Jackaman**  
Director

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