



FORMER ROYAL BRITISH LEGION CLUB, WOODSLAND ROAD, HASSOCKS, WEST SUSSEX, BN6 8HE

FOR SALE

3,575 SQ FT (332.13 SQ M)



Summary

FREEHOLD PREMISES / DEVELOPMENT OPPORTUNITY (STP) FOR SALE

Available Size 3,575 sq ft

EPC Rating D (78)

- Detached former club premises
- Dense residential area close to mainline train station
- 56 minutes train time from London Victoria
- Car parking for 6 cars plus garden area
- 3,575 sqft over two floors
- Suit owner occupier / developer
- Potential for residential development (STPC)
- Freehold For Sale
- Guide price £450,000



Location



**Former Royal British Legion
Club Woodland Road,
Hassocks, West Sussex, BN6
8HE**

The property is located in the attractive village of Hassocks, close to the South Downs and only seven miles north of Brighton.

Ideally situated, Hassocks has both road and rail links to London and the Sussex Coast. The railway station is a two minute walk with Thameslink and Southern providing regular trading services to Brighton & London. There is also the A23 providing through access up to Crawley and the M23 to the north along with the A27 at Brighton to the south. Woodland Road is predominantly residential road but is near the commercial centre of Hassocks, incorporating a Sainsbury's Local along with independent shops and services.



CLUB RBL

WELCOME
MEMBERS
HERE AT
CLUB RBL



Further Details

Description

The property comprises a detached building with front car park for approx. 6 cars. The property is a former Royal British Legion meeting hall and consists of a single storey front along with attached two storey building to the rear.

Internally ground floor is arranged as a central bar/kitchen with front seating lounge area and larger recreational/function room to the rear. Furthermore there is reception hallway, store room, office, ladies & gents with separate disabled WCs. The first floor is accessed via internal staircase to a single large room most recently uses as a snooker room. There is also staircase to basement storage. The car park to the front currently incorporates 6 car parking spaces, although there is room to expand this as there is also small memorial garden to the right. There is a side gate to the right which provides walk access to the side and rear of the building. The site area is approx. 0.13 acres.

Accommodation

The property has following gross internal floor areas;

Name	sq ft	sq m
Ground	2,567	238.48
1st	1,008	93.65
Total	3,575	332.13

Planning

Current planning use class F2 of the Town & Country Planning Act (Use class order 1987 (as amended)) . Interested parties are advised to satisfy themselves in regards to current and proposed future uses.

Title

The property is currently held freehold under title WSX334621.

Tenure

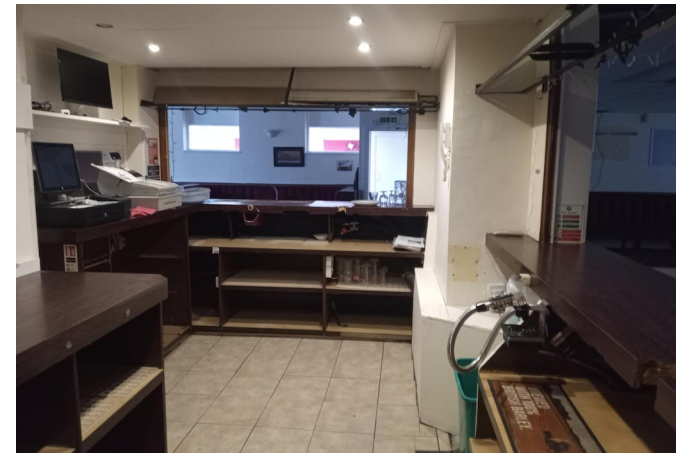
Freehold for sale with vacant possession. Guide price £450,00.

Viewings

Block viewing times are taking place for internal inspections. Please contact sole agents Vail Williams LLP for further information.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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