



Sleepy Lagoon, London Road, East Hoathly. BN8 6EL

Lewes

Offers in Region of **£1,250,000**

**MANSELL
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Sleepy Lagoon, London Road

East Hoathly, Lewes

A unique opportunity to acquire an established and thriving holiday let business enviably positioned on the outskirts of this popular village.

Occupying a 2.5 acre plot (TBV) which includes a 1 acre lake, offering a well established Studio Cabin with an 90% occupancy rate and the recently added Houseboat which has only been running since July 2024 and is already at around 55% capacity, with AirBnB views and bookings rising monthly.

Already at an impressive yield from just the two units, increasing year on year. For more information, reviews and photographs of the cabin and houseboat please visit the AirBnB website www.airbnb.co.uk/rooms/19238503.

- Unique holiday let site
- Established business
- Excellent yield
- 1 bedroom houseboat
- Studio cabin
- 3 bedroom timber modular
- Consent for further 2 bed houseboat
- Consent for extension of Studio cabin into a 2/3 bed cabin
- Potential for further holiday let cabins/shepherd huts (STPP)
- Potential for residential (STPP)
- 2.5 acre plot including 1 Acre lake (TBV)





Sleepy Lagoon, London Road

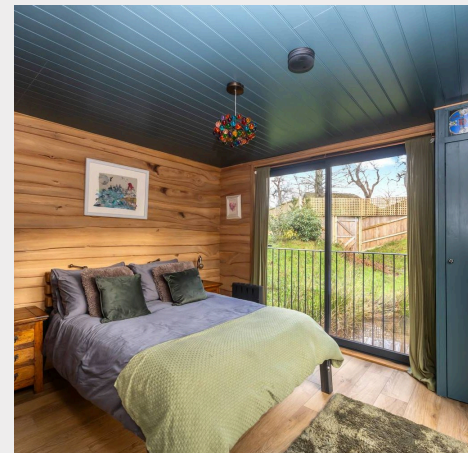
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Currently this incredible site consists of a beautifully finished studio cabin with a large deck overlooking the lake, a stunning and nearly new 1 bedroom house boat and the owners 3 bedroom modular cabin/timber static all boasting log burning stoves increasing the winter bookings by far.

The owners also have additional planning consent for a further 2 bedroom house boat, planning consent to extend the existing studio cabin into a 2/3 bedroom unit and written permission to keep a modular unit/static caravan on site all the while work is ongoing. The site also has potential to build a fully residential home (STPP) as well as further expansion of the business (STPP).

The studio cabin is well established with a previous occupancy rate of 96% and although the cabin was closed from November 2022 until May of 2024 due to building work at the site, it has bounced straight back to an occupancy rate of around 90%.

The houseboat is a recent addition being opened in July 2024 but has already proven very popular with a turnover of an occupancy rate of around 55% and growing monthly. The owners are currently residing in the 3 bedroom static cabin/modular unit, which the owners feel could be added as another holiday let and would make a fantastic addition to the business due to its aesthetic appeal (STPP).





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