



The Fox Inn, Patching – A Much-Loved Village Pub with Impressive Development Opportunity

**** Guide Price £800,000 - £1,000,000 ****

We are delighted to present *The Fox Inn*, a well-established public house located in the rural village of Patching, West Sussex, now offered for sale. This property affords an exciting chance for commercial, residential or mixed-use redevelopment, subject to planning permission and consent, to bring back this local landmark to its former glory.

Key Features & History

Long Arc of Local Life: The Fox has been a fixture in Patching village for many years, operating as a community pub and restaurant with gardens, private event space and marquee facilities. It is well recognised locally for its countryside setting, generous indoor and outdoor areas, and long tradition of hospitality.

Attractive Site: The property enjoys beautiful gardens, an outdoor dining area, children's play space, and a marquee, set in a picturesque landscape with views over the West Sussex countryside.

Facilities & Layout: Internally, The Fox has been run with bar, restaurant and kitchen facilities, along with owner or manager's accommodation, which provides flexibility.

Development Potential

This is a rare opportunity to restore The Fox to its full potential. A buyer could retain its use as a pub and restaurant, enhance and upgrade internal and external spaces, or explore conversion of part or whole of the property for residential use, or a mixed-use scheme, depending on the outcome of planning permission.

The position just off the A27 offers excellent access, visibility and a combination of passing trade plus local patronage.

With thoughtful investment, refurbishment and perhaps modernisation of facilities (while respecting the building's character), there is strong scope to re-establish the pub as a thriving social and commercial hub once again.

The Fox Inn is a much loved and well known property offering charm, character and outstanding potential. Whether you are looking to revive a cherished pub, create a bespoke residential home, or develop a mixed-use project, this is a rare opportunity to acquire a versatile and historic building in one of West Sussex's most desirable locations.



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Entrance Lobby

With access to WC's and to Bar/Restaurant.

WC

Low flush WC, pedestal basin, radiator, hand dryer.

Disabled WC

Low flush WC, hand basin, hand dryer, frosted double glazed window, and radiator,

Ladies WC

Four cubicles, four windows, hand dryer, radiator, four wash basins, and door to the rear.

Men's WC

Three urinals, three double glazed windows, wash hand basin, hand dryer, radiator, and cubicle with low flush WC

Main Bar and Restaurant Area 13.39 x 9.55 (43'11" x 31'3")

Glazed door to main bar area, L-shaped bar, feature centralised chimney with solid fuel burner, four double glazed windows with southerly aspect, side frosted double glazed window, fire exit door, part wood panelled walls.

Bar Area with space for

fridge/freezers, work counter and bar, storage shelves, space for glass washer, rear service area, service hatch, work counters leading to wash room area with commercial sinks with mixer taps, wall mounted Worcester boiler, and space for dishwashers.

Utility Area

With space and plumbing for washing machine and tumble dryer, door through to:

Beer Cellar

5.31 x 3.11 (17'5" x 10'2")

Double security doors, fridge units, keg plumbing

Kitchen Area

6.7 x 3>2.4 (21'11" x 9'10">7'10")

A range of commercial kitchen items, two large gas ovens with hob burners and grill over, extractor hoods, microwaves, stainless steel prep area with sink, door through to outbuilding

Outbuilding

Providing additional storage.

Lean To Area

Double opening doors to side, storage space, and access to large

deep freezer, walk in fridge, and further timber built storage area.

Stairs From Bar Area

First floor landing with loft hatch, double glazed window with view to rear, radiator, fire escape door leading to roof, door leading to shower room with shower cubicle, power shower and folding shower door

Bedroom One

4.67 x 3.3 (15'3" x 10'9")

Radiator, two double glazed windows with southerly aspect, storage area with hanging rails and shelving.

Bedroom Two

4.75 x 3.66 (15'7" x 12'0")

Two double glazed windows with southerly aspect, radiator, and fireplace.

Bedroom Three

4.7 x 3.1 (15'5" x 10'2")

Dual aspect double glazed window, radiator, and coving.

Bedroom Four

3.87 x 2.9 (12'8" x 9'6")

Dual aspect double glazed windows and radiator.

Bathroom

P-shaped bath with mixer tap and fitted over bath shower with rainfall shower head, low flush WC, vanity unit with mixer tap, double glazed window and radiator, and heated towel rail.

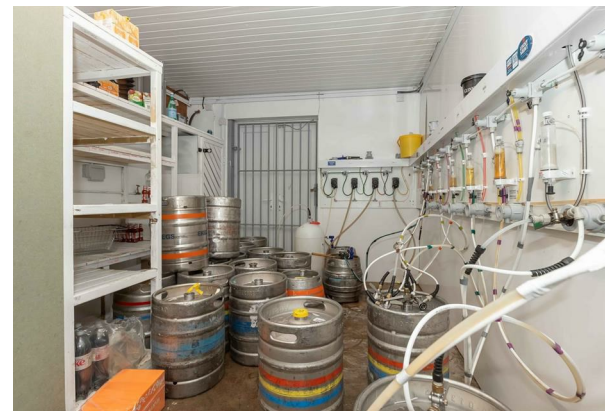
Kitchen

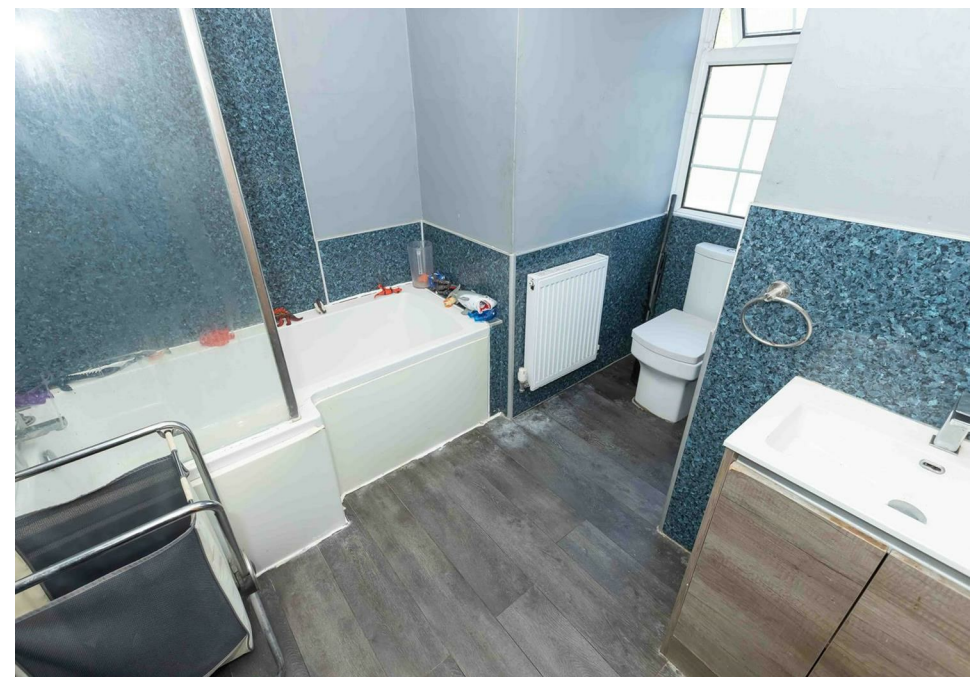
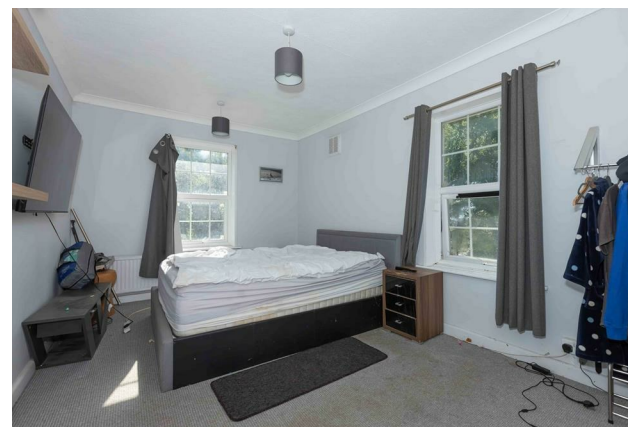
5.4 x 1.54 > 2.14 (17'8" x 5'0" > 7'0")

Range of base and wall units, roll top work top surfaces, stainless steel sink, breakfast bar area, utility area for space and plumbing for washing machine and dishwasher, space for undercounter fridge, and access to large eaves storage area with Velux window.

Outside

Spacious parking area.

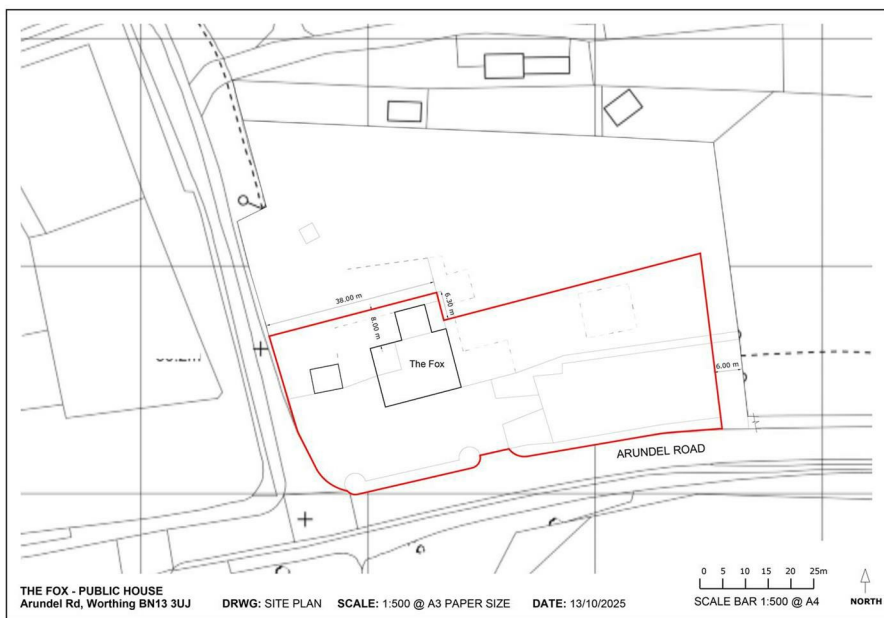




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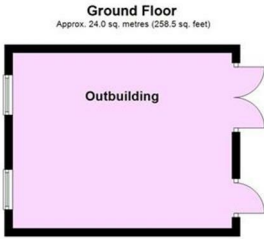
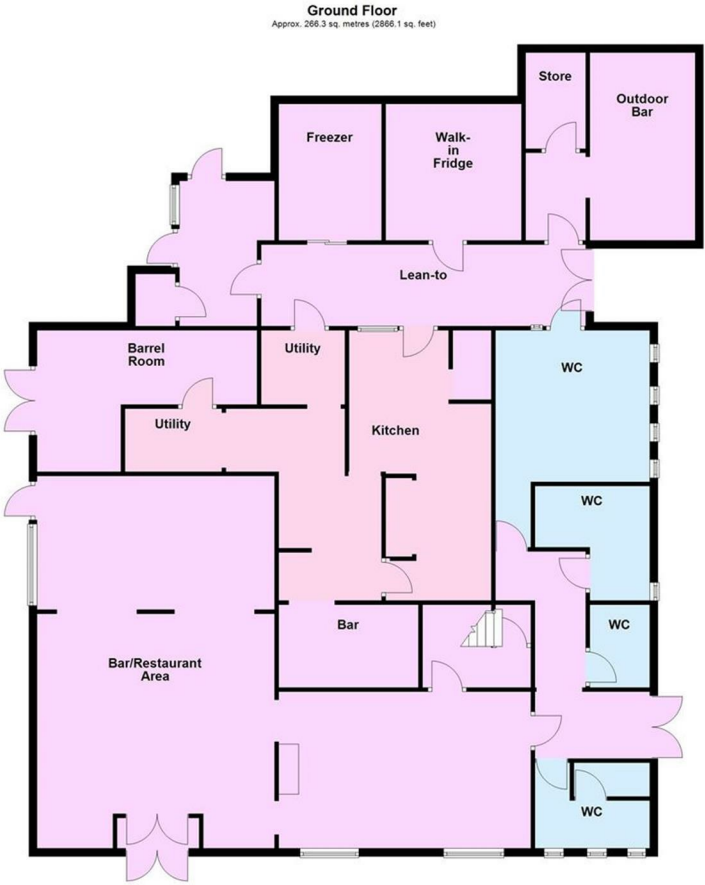


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Floor Plan Arundel Road



Total area: approx. 391.2 sq. metres (4211.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(13-28) F		
(1-20) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.