

****BID DEADLINE OF 12:00PM THURSDAY 29TH JANUARY 2026****



FORMER LEAF HOSPITAL

**33 ST ANNE'S ROAD, EASTBOURNE,
EAST SUSSEX BN21**

**FREEHOLD FOR SALE
VACANT POSSESSION**

ON INSTRUCTIONS OF



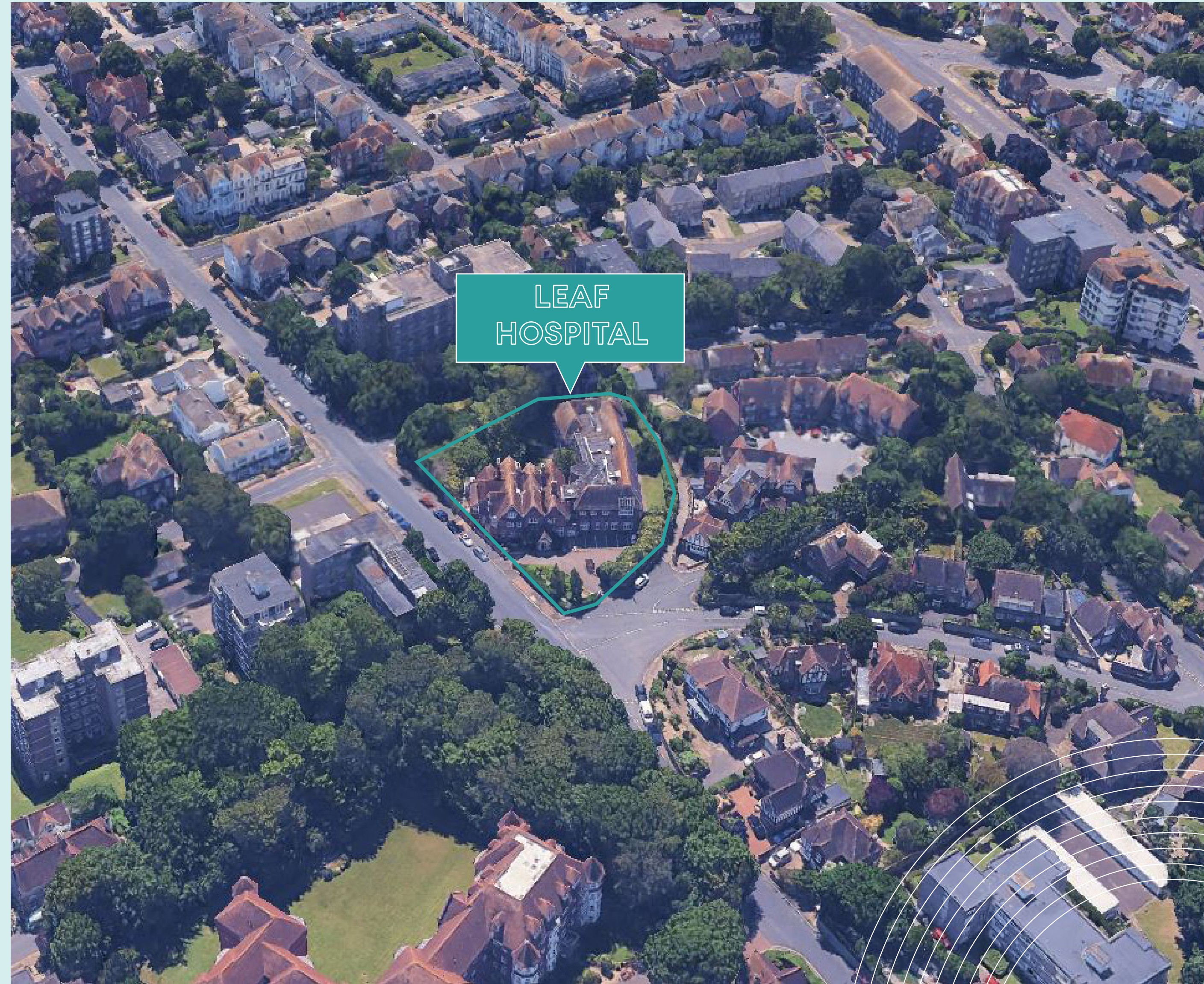
University of Brighton



**EXISTING EDUCATION/MEDICAL/HEALTH BUILDING OF APPROX.
17,082 SQ FT (1,587 SQ M) GIA ON A PROMINENT 0.86 ACRES SITE**

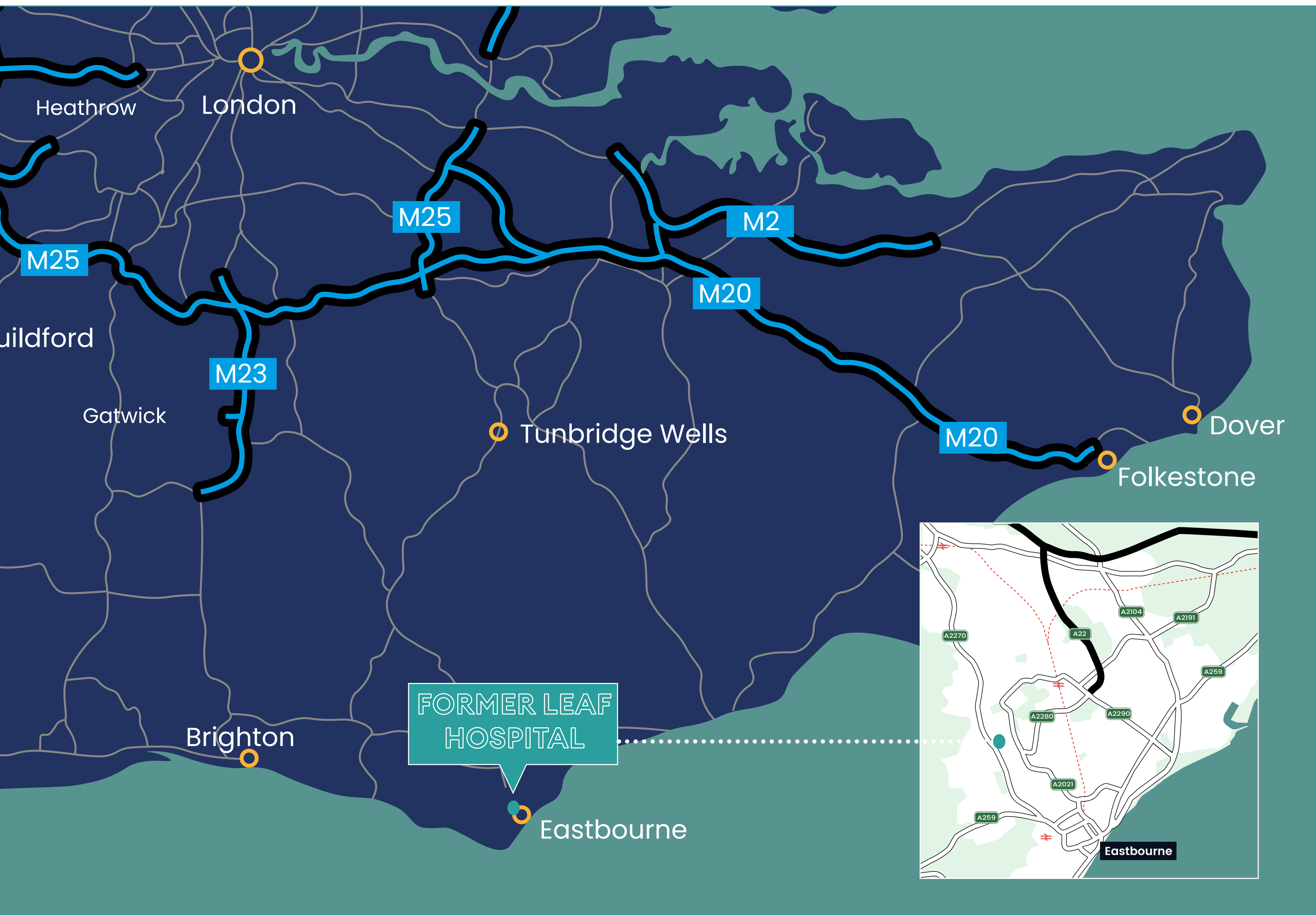
KEY FEATURES

- Former education / medical health clinic, more recently used by the University of Brighton (Eastbourne Campus) as a podiatric clinic and 'Sussex School of Chiropody'
- Located within a popular residential neighbourhood less than 1 mile from Eastbourne town centre
- Attractive character Edwardian building which has been extended over time to provide approx. 17,082 sq ft (1,587 sq m) GIA
- Corner site of approx. 0.86 Acres (0.35 Hectares) with car parking and rear gardens.
- Freehold For Sale – Vacant Possession
- Excellent 'turnkey' opportunity for occupiers requiring fitted out clinic / medical /health facility
- Suitable for alternative commercial uses such as dentist/education/day nursery/vets/community hub etc, (subject to change of use)
- Future development potential for residential (subject to planning consent)



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LOCATION



The property is located approximately 1.2 mile from Eastbourne seafront and Pier. It is situated on St Anne’s Road on its junction of Torfield Road and Arundel Road, in a predominantly residential neighbourhood. Eastbourne town centre, railway station and Beacon Shopping are all within 1 mile. Eastbourne is a growing, thriving town with a population of around 100,000.

It is also a popular seaside holiday destination, with visitors enjoying many of its attractions and sights, including the Victorian Pier, Bandstand, beaches, The Waterfront Harbour complex and access to The South Downs. There are excellent rail and road links to London, Brighton and Hastings.



Location	Drive Times
Brighton	50 mins
Royal Tunbridge Wells	55 mins
Hastings	40 mins



Location	Train Times
London Victoria	1hr 30 mins

*Journey time from Eastbourne Train Station

DESCRIPTION

Rare opportunity to purchase an attractive freehold health/medical/clinic/educational building located within the popular south coast town of Eastbourne.

The building is divided over basement, ground, first and second floors. The property comprehensively provides; **Main reception * patient waiting area * consultation/meeting rooms * clinical treatment rooms * laboratory rooms * changing rooms * classrooms * offices * operating theatre * lecturing theatre * staff rooms* study rooms * toilets * changing rooms * passenger lift.**

Externally there are well presented gardens to the front, side and rear. 'In and out' driveway access with car parking for approximate 10 cars.

ACCOMMODATION

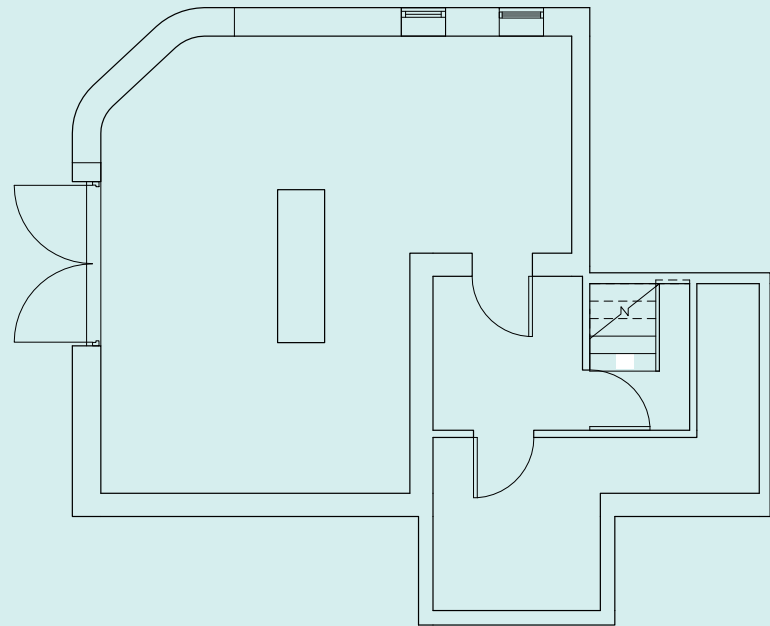
The whole property has an approximate total internal floor area of 17,082 sq ft (1,587 sq m) GIA



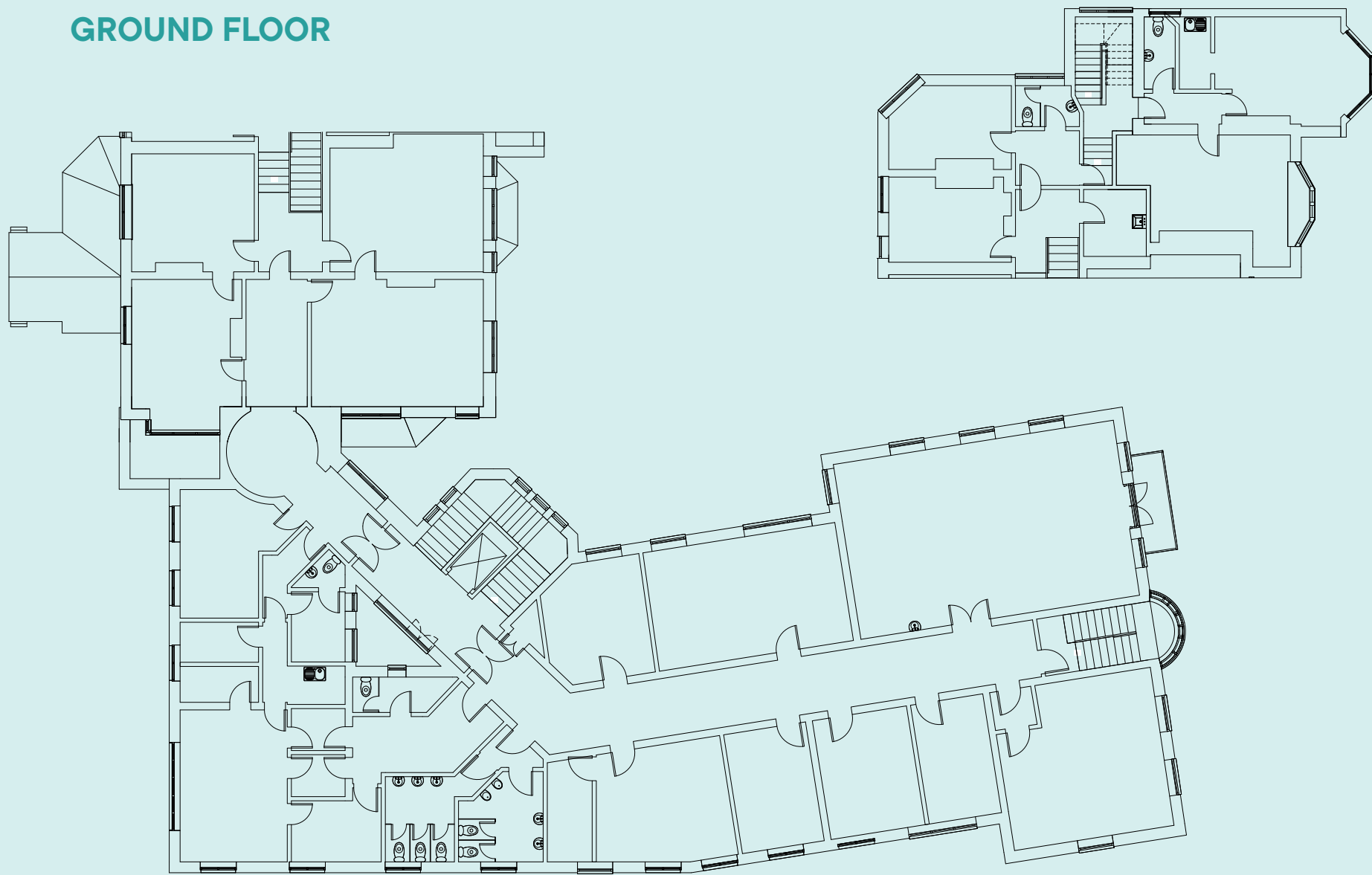
FLOOR PLAN

FLOOR PLANS FOR INDICATIVE PURPOSES ONLY

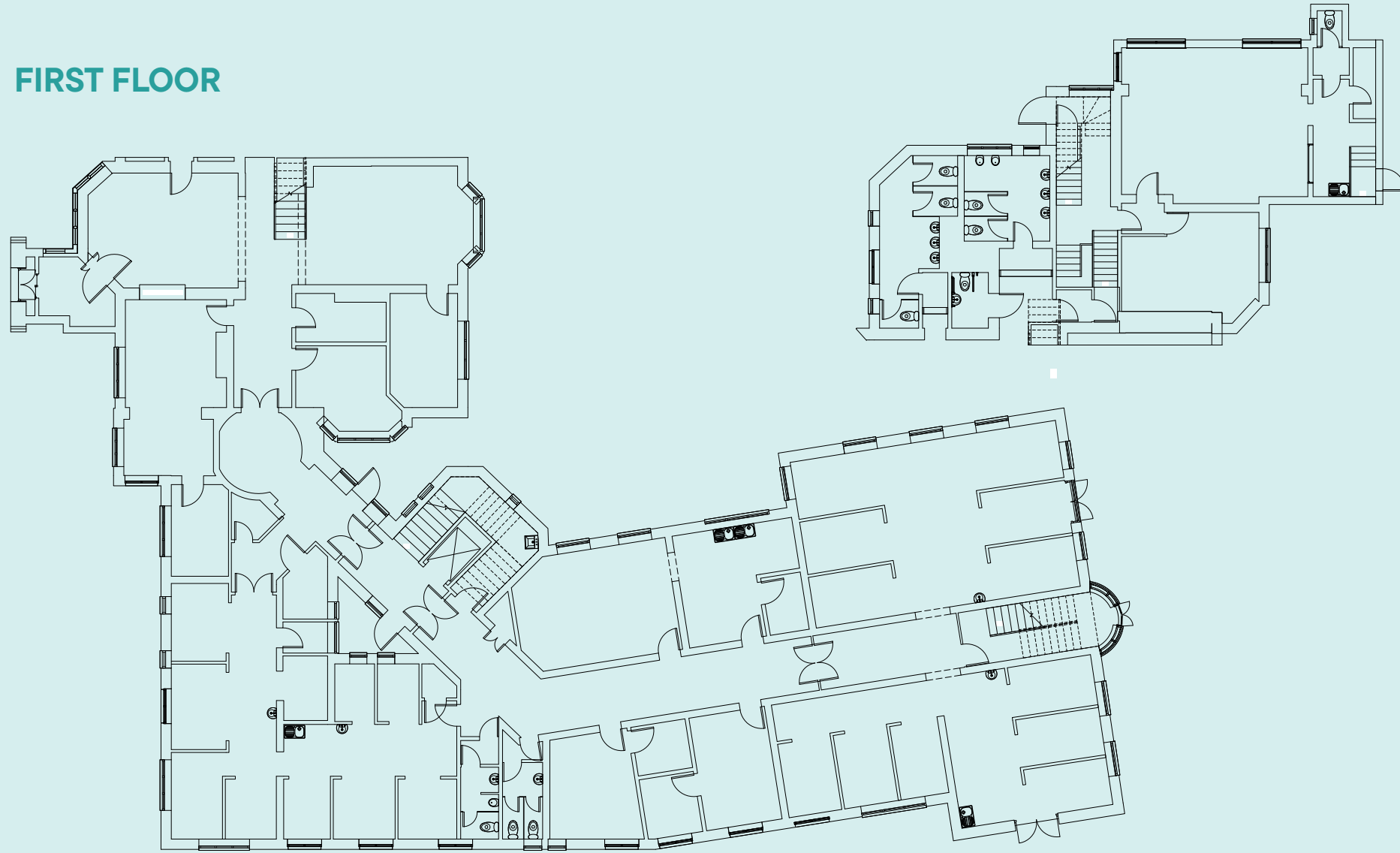
BASEMENT



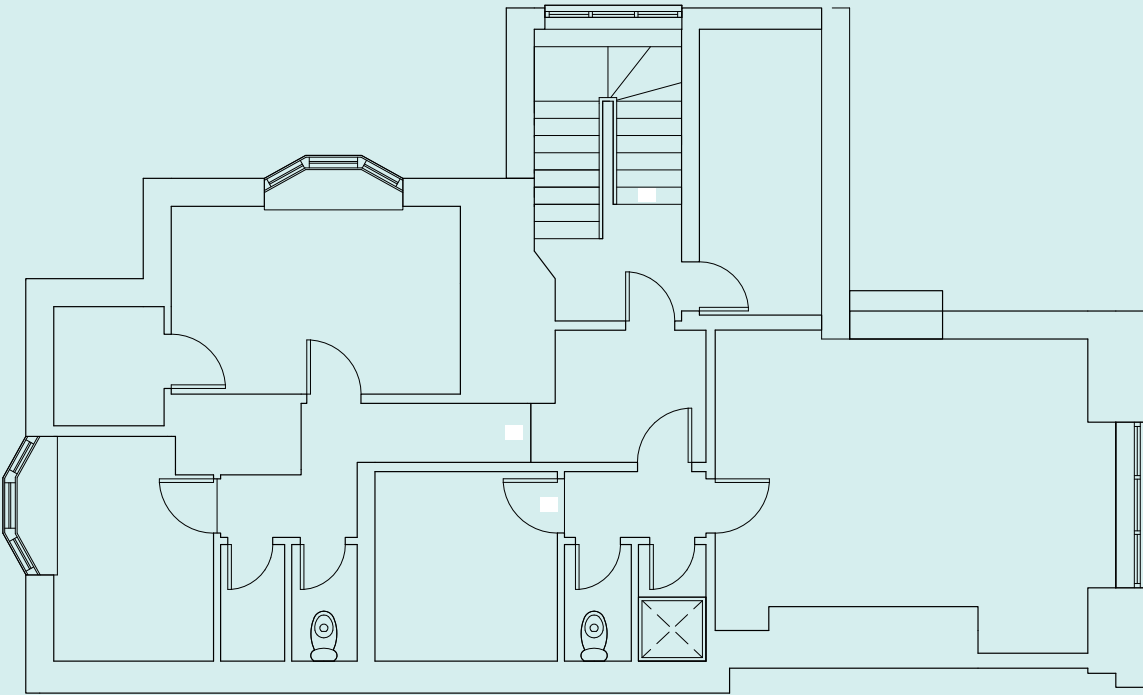
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





FURTHER INFORMATION

TITLE

The site is held within registered Title No. EB3828.

PLANNING USE

We believe this fall within Use Class E covering a broad category of commercial uses. A certificate of lawful use application was made to the local planning authority which looked to confirm the recent use of the building by the University of Brighton as a medical/health clinic along with educational use. Interested parties are advised to carry out their own enquiries for their intended use of the building.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Lewes & Eastbourne Councils.

DATAROOM

Various further information relating to the property, including floor plans and various legal documents are available upon request. Please email ahallvaxiu@vailwilliams.com

EPC RATING

EPC's are available on the Data room.

TERMS

Freehold sale with full vacant possession, on a subject to contract basis only. **Guide price £1,800,000**

OFFER DEADLINE

Interested parties are requested to submit their offers in writing by 12:00 midday on Thursday 29th January 2026. The vendor is not obliged to accept the highest or indeed any offer.

CONTACT

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