

ATTRACTIVE FREEHOLD
PROPERTY FOR SALE

ROBOROUGH HOUSE EASTBOURNE

BN21 3XA



SW

Sanderson
Weatherall

EXECUTIVE SUMMARY



- Freehold property located within a 10-minute walk of Eastbourne railway station.
- Two separate buildings providing a Gross Internal Area of 24,918 sq ft (2,315 sq m) on land extending to 2.154 acres (0.872 hectares).
- Late 19th century main building extending to 20,107 sq ft (1,868 sq m) and additional building comprising 4,811 sq ft (447 sq m).
- The site has formerly been used as a preparatory school, healthcare and is currently a language school.
- Suitable for a number of potential uses subject to planning.
- The property is to be sold with vacant possession.

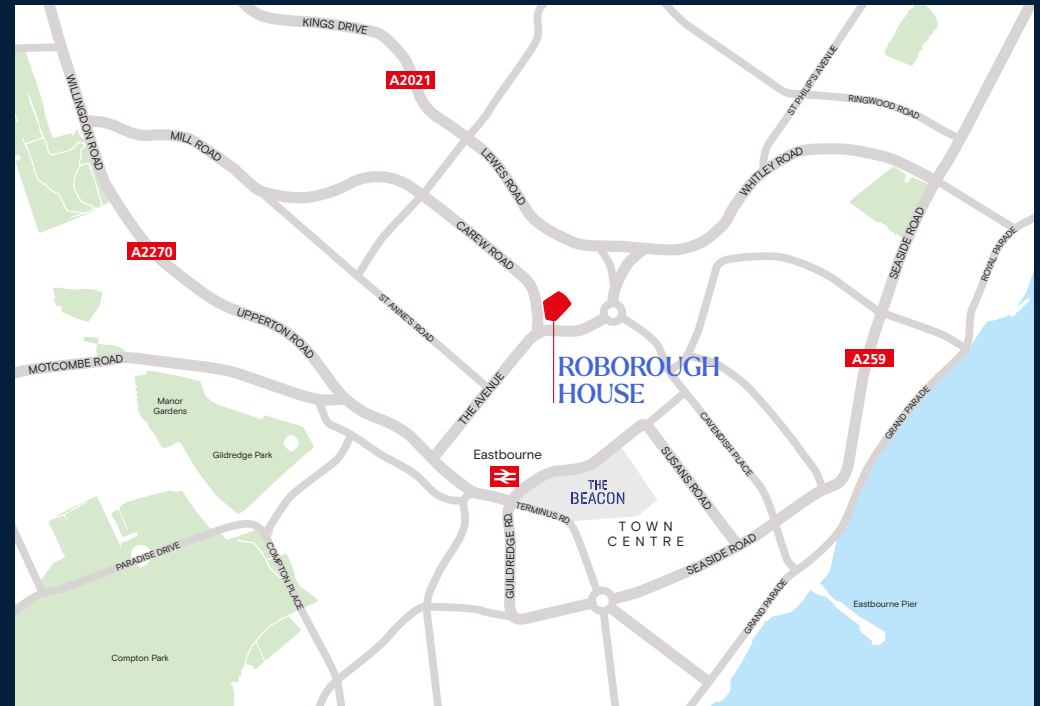




LOCATION

Eastbourne is a town and seaside resort in East Sussex on the south coast of England, 31km (19 miles) east of Brighton and 87km (54 miles) south of London. The area has good road communications, with the subject property being located approximately 57km (37 miles) to the south-east of J10A of the M23. The A22 also connects with junction 6 of the M25 motorway. The property is within a 10-minute walk of Eastbourne railway station which provides regular, direct services to Brighton with a travel time of approximately 50 minutes and to London Victoria via Gatwick Airport with a travel time of approximately 1 hour 30 minutes.

Eastbourne Borough Council is the local authority.



SITUATION

Roborough House has frontages to Upper Avenue and Carew Road. The surrounding area is characterised by large, detached houses dating from the mid to late 19th century, as well as more modern, purpose-built residential apartment blocks. There are a few local business situated close by together with care homes and senior living.

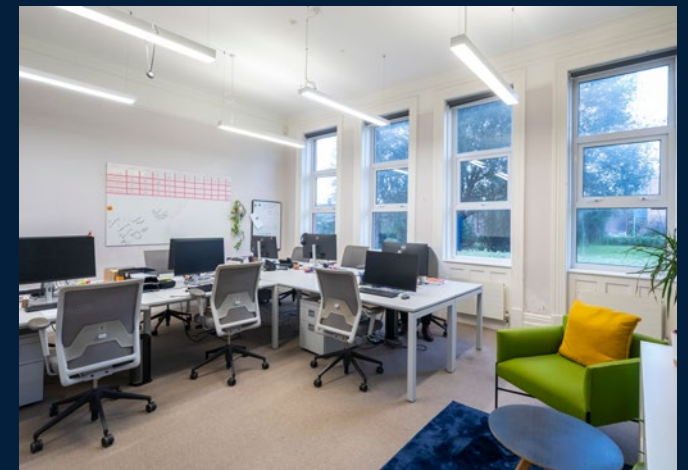
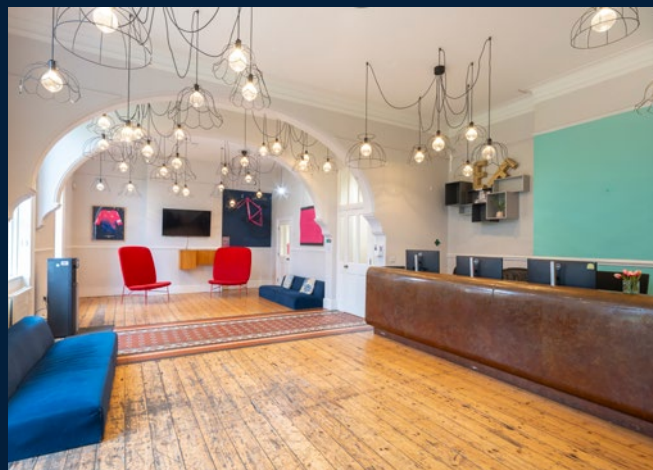
DESCRIPTION

Roborough House was originally built as a Victorian preparatory school in the late 19th century and later converted into the Princess Alice Hospital in around 1949. It was converted into its current use as a language school in 2014.

There are two main buildings; Roborough House and The Bourne Unit. Roborough House comprises a three-storey building dating from 1890 of brick construction under a pitched tiled partly mansard roof, with replacement double glazed windows.

On the ground floor there is a reception, café, admin office, staff room, common room, offices and student lounge. The upper floors provide a series of classrooms and ICT suites. Male and female WCs are located on each floor, with a disabled access lift between the ground and first floor.

The Bourne Unit comprises a single-storey building of brick cavity walls, under a timber frame mono pitch concrete tiled roof, with single glazed windows. The building is in a poor state of repair and is currently used for storage and the Mechanical & Electrical installations are not in service.





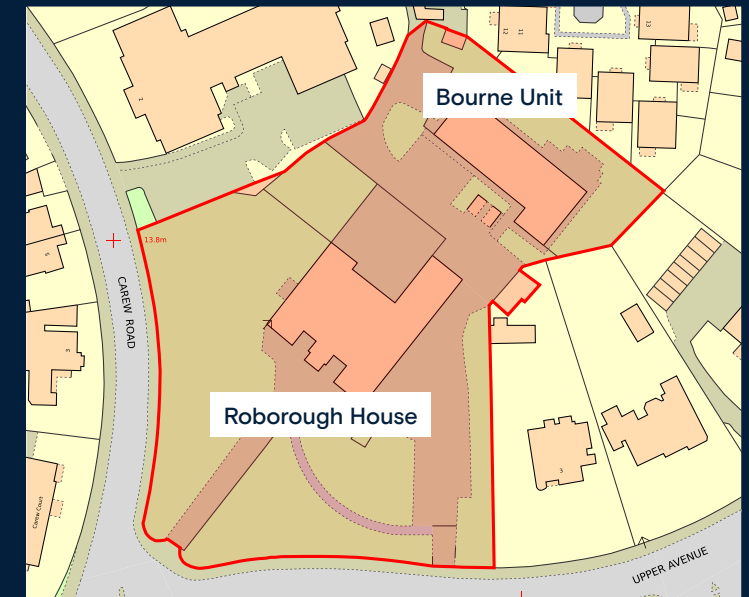
THE SITE

The property has a site area of approximately 0.872 hectares (2.154 acres).

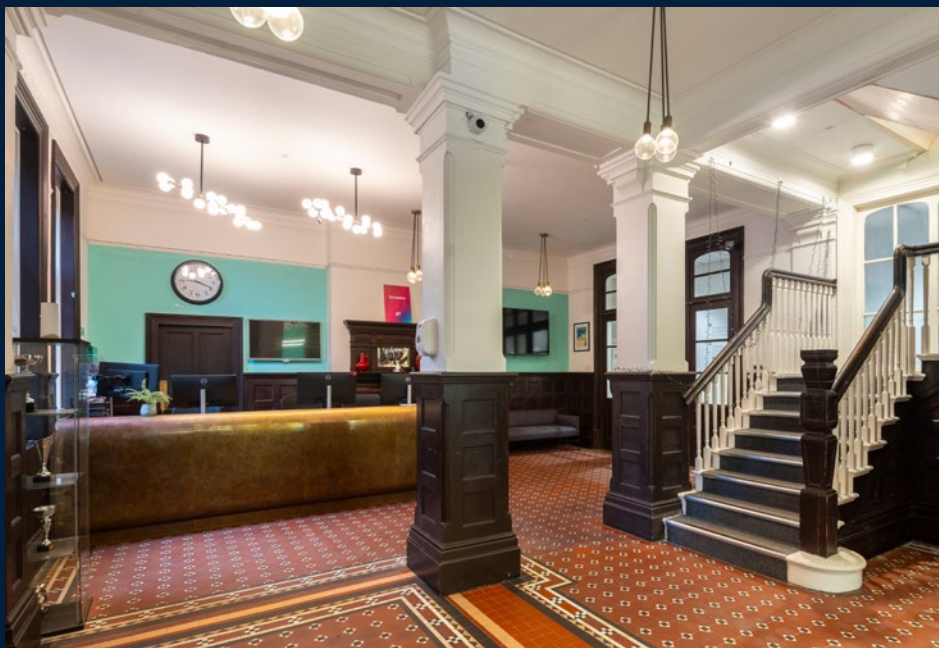
The frontage to Upper Avenue is 220 feet (67 metres) and Carew Road is 250 feet (77 metres).

The property is held by way of freehold titles: ESX285961 & ESX354671.

The property is located within the Upperton Conservation Area but is not Listed.



⌚ Not to scale, indicative only



ACCOMMODATION

Description	sq m (GIA)	sq ft (GIA)
Basement (Plant/Storage)	52.7	567
Ground Floor	657.3	7,075
First Floor	450.4	4,848
Second Floor	468.6	5,044
Roof space (1.5m+)	239.0	2,572
The Bourne Unit	447.0	4,811
Total	2,315.0	24,918



First Floor Plan



Second Floor Plan





FURTHER INFORMATION

Tenure

Freehold.

EPCs

Roborough House has EPC Rating of 'B'. The Bourne Unit had an EPC Rating of 'D' however this expired in 2022.

VAT

The property is elected for VAT which will be charged in addition to the purchase price.

Rateable Value

The rateable value for the property is £80,500.

Planning

Planning permission was granted on 27/09/2013 for 'Conversion and extension of Roborough House to create an International Study Centre (D1), together with a new lecture theatre, student accommodation (C2), landscaping and demolition of The Bourne Unit and other redundant buildings.'

The current use is Class F1 (learning and non-residential institutions).

Vacant Possession

The property is to be sold with vacant possession, at a future date to be agreed.

Price

On application.

Viewings

Strictly through the sole selling agents:

Greg Porter

07973 504 356

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Robert Few

07710 399 116

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**Sanderson
Weatherall**

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