



## Darwin House

Crowborough Hill, Jarvis Brook, Crowborough, TN6 2JA

### **Versatile Freehold Property with Extensive Accommodation & Multiple Potential Uses**

**5,977 sq ft**  
(555.28 sq m)

- Freehold detached property extending to approximately 5,977 sq ft (555.21 sq m) GIA
- 4,687 sq ft NIA (435.13 sq m)
- Suitable for a wide range of potential uses (STNC)
- Off-street parking to the front
- Generous rear garden
- For sale with vacant possession

# Darwin House, Crowborough Hill, Jarvis Brook, Crowborough, TN6 2JA

## Summary

|                |                      |
|----------------|----------------------|
| Available Size | 5,977 sq ft          |
| Price          | Price on application |
| Business Rates | Upon Enquiry         |
| Car Parking    | To the front         |
| VAT            | Not applicable       |
| EPC Rating     | Upon enquiry         |

## Description

A detached freehold building extending to approximately 5,977 sq ft (555 sq m), arranged over three floors.

The entrance to the premises is on the side elevation, with a porch, leading to a wide hallway with 3 ensuite bedrooms off the same. There is also access to the main stairwell and a good sized dining room and kitchen. To the rear of the ground floor is a further 2 ensuite bedrooms, WC and conservatory.

On the first floor, there are four more bedrooms, all with ensuites. There is also a separate flat which includes a kitchen, living room, bedroom with ensuite.

On the second floor, there is an office, another bedroom with a wet room, and a staff cloakroom.

Externally, there is parking at the front of the building and a good-sized garden at the rear.

Planning was granted in 1981 for change of use from domestic dwelling to residence for elderly people with resident warden (WD/1981/0095/F). In 1996, consent was provided for construction of a conservatory (WD/1996/3538/F).

We believe the existing planning use falls within Class C2 (care) and C3 (flat) of the Use Class Order 2020. However, the premises could be suitable for a wide range of other uses, to include (not limited to) nursery/school (permitted change allowed), SEN school, offices, wholesale residential, leisure, non-residential use (C2A), HMO or religious institution.

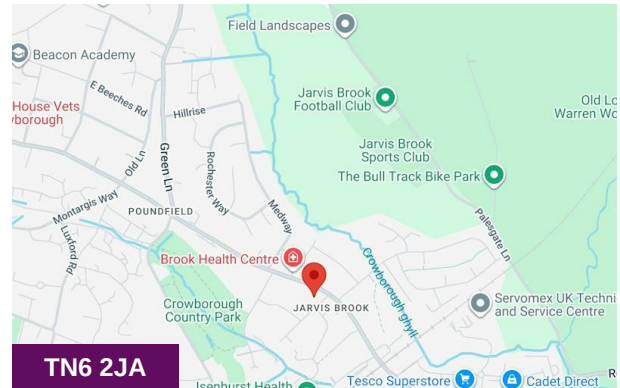
The Freehold Interest is for sale, with the benefit of vacant possession, with price upon application. Unconditional offers preferred but subject to planning also considered.

## Accommodation

The accommodation comprises the following gross internal areas (net internal breakdown available upon application):

| Description  | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground Floor | 2,778        | 258.08        |
| First Floor  | 2,662        | 247.31        |
| Second Floor | 537          | 49.89         |
| <b>Total</b> | <b>5,977</b> | <b>555.28</b> |

## EPC



## Viewing & Further Information



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EPC for the flat - D  
EPC for the remainder of the building - C

**Council Tax Band**  
Council Tax Band - G

**AML**  
In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.

**Location**  
The subject property is located in the Jarvis Brook ward in the south-eastern section of Crowborough, a town within the Wealden district of East Sussex. The immediate area is characterised by a mix of residential dwellings, local retail premises, and community infrastructure.

Rail connectivity is provided by Crowborough Railway Station, located approximately 0.3 miles south-west of the property. The station is operated by Southern Railway and is situated on the Oxted Line, providing direct services to London Bridge and Uckfield. Bus infrastructure is present along Crowborough Hill, facilitating local transit within the town and to neighbouring settlements.



