



## Part of The Jarvis Brook Social Club

Crowborough Hill, Crowborough, TN6 2EG

### Prominent Sale of a Commercial Property

**732 to 1,474 sq ft**  
(68.01 to 136.94 sq m)

- Prominent roadside position
- New Long-Leasehold Interest being sold
- Potential to self-contain and segregate the first-floor accommodation
- Suitable for variety of uses (STNC)

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## Summary

<b>Available Size</b>	732 to 1,474 sq ft
<b>Price</b>	£200,000
<b>Business Rates</b>	Upon Enquiry
<b>Car Parking</b>	There is no demised external space; however, the property benefits from a surrounding council-operated car park.
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a two-storey end-of-terrace commercial building, prominently positioned within the centre of Jarvis Brook, a short distance from Crowborough railway station and local amenities.

The ground floor is currently fitted out as a social club, while the first floor provides an additional function room together with an office. There is potential to self-contain and segregate the first-floor accommodation from the ground floor, creating an independent unit.

It is anticipated that any incoming purchaser would install their own WC facilities, subject to requirements and consents.

The property occupies a well-established local position within Jarvis Brook, benefiting from surrounding residential catchment and nearby public parking facilities.

A new long-leasehold interest is available to be purchased for a term to be agreed but to be in excess of 125 years.

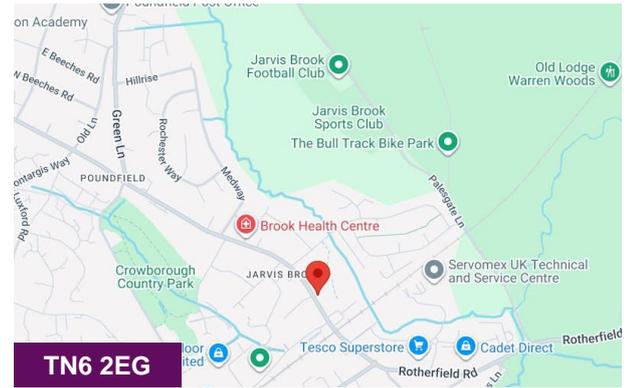
## Location

On Crowborough Hill, very close to the Railway Station. Close to local amenities.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	732	68.01
First Floor	742	68.93
<b>Total</b>	<b>1,474</b>	<b>136.94</b>



## Viewing & Further Information



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