Oldfield Smith & Co.
Chartered Surveyors

For Sale



Crossways House

Lewes Road, Wilmington, Wilmington, BN26 5SG

Grade II listed former hotel suitable for variety of uses. Back land prime for new build development.

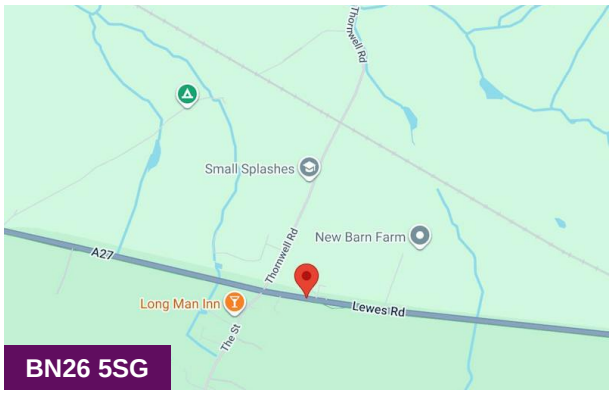
4,207 sq ft
(390.84 sq m)

- Attractive detached Grade II Listed building
- Former hotel and restaurant premises
- Set within approximately 1.4 acres of grounds
- In-and-out driveway accessed directly from the A27
- Excellent opportunity for owner-occupiers, investors and developers

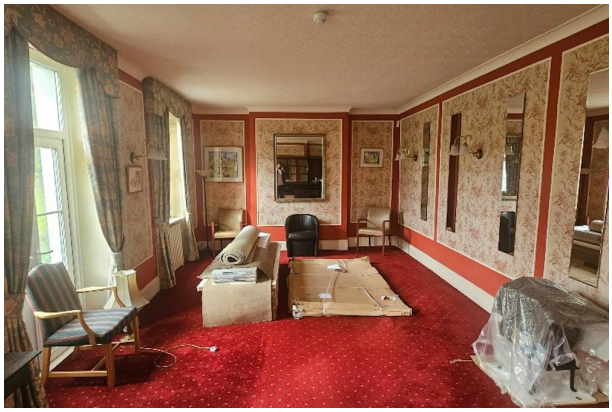
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Summary

Available Size	4,207 sq ft
Price	Offers in excess of £775,000 Unconditional offers only
Rateable Value	£8,900 Current rateable value (1 April 2026 to present)
VAT	Not applicable
EPC Rating	E







Description

A detached Grade II Listed building, which was previously used as a hotel and restaurant, set within approximately 1.4 acres of grounds with an in-and-out driveway accessed from the A27.

The property, internally, provides approximately 4,207 sq ft of accommodation over three floors. The former hotel includes two reception rooms, a reception hall, office, commercial kitchen, two bathrooms, storage rooms and seven bedrooms, six of which have en-suite bathrooms. To the rear of the same building is a separate two-bedroom residential unit over 2 floors, with a lounge, kitchen, bathroom and en-suite.

Externally, the property benefits from large grounds extending to approximately 1.4 acres. There is precedents for development of this area set previously and believe this is prime for residential units to be constructed.

We are seeking offers, with vacant possession, in excess of £775,000 on an unconditional basis only.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	2,178	202.34
First Floor	1,824	169.46
Second Floor	205	19.05
Total	**4,207**	**390.85**

Potential Uses

There is a wide range of uses that this building could suit to include:

- A new hotel operator
- Residential
- Care Home
- Nursery/School
- Medical
- Places of Worship
- HMOs (House in Multiple Occupancy)
- Secure Residential Institution

Location

Crossways House is in the village of Wilmington, near Polegate and Alfriston, in the beautiful East Sussex countryside, close to the South Downs.

Viewing & Further Information



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GROUND FLOOR

