



6 CULVER ROAD, LANCING, BN15 9AX

DEVELOPMENT LAND / PUB FOR SALE

9,014 SQ FT (837.43 SQ M)



Summary

Detached Community Hall & Social Club (F2 Use Class) for sale

Available Size	9,014 sq ft
Price	£500,000
Rateable Value	£25,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

- Vacant former social club
- Potential for development or alternative uses (subject to planning consent)
- Freehold available under Title No. WSX335268
- Close to Lancing Football Club and shops
- Two parking spaces to the front of the property
- Guide price £500,000



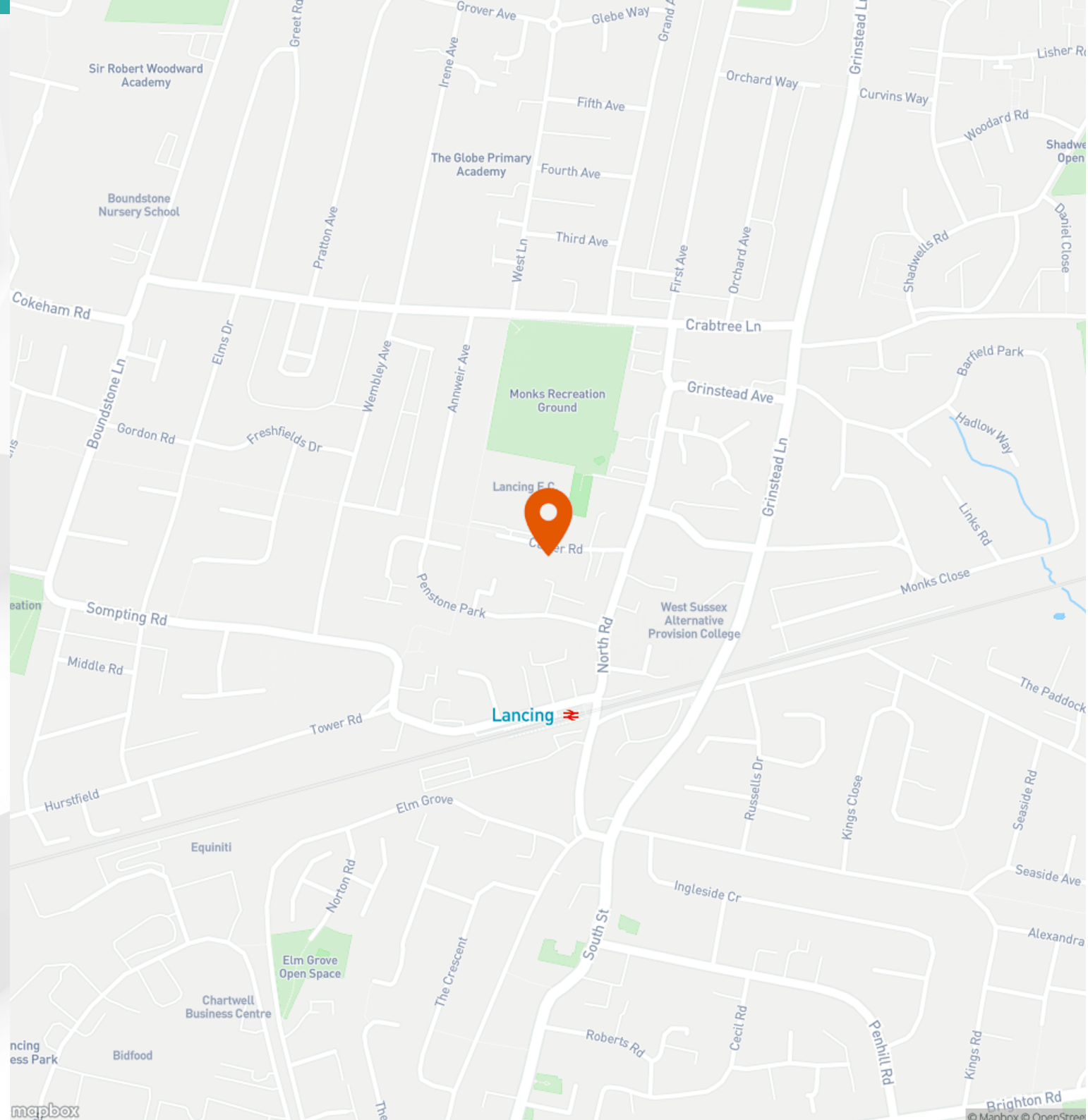
Location



6 Culver Road, Lancing, BN15 9AX

Lancing is a coastal village in West Sussex, situated between Worthing and Shoreham-by-Sea, approximately 3 miles east of Worthing town centre. The area benefits from good road and rail connectivity, with the A27 providing access to the wider South Coast and the A259 providing a direct coastal route. Lancing railway station provides regular services towards Brighton, Worthing, Southampton and London via connecting routes.

6 Culver Road is situated within an established residential area of Lancing, approximately 1 mile north of the seafront and close to the village centre. The property occupies a prominent position on Culver Road, a predominantly residential road comprising a mix of traditional and modern housing. Local amenities are available within a short distance, with Lancing High Street providing a range of shops, cafés and everyday services.





Further Details

Description

The property comprises a former Royal British Legion meeting hall arranged over two storeys, providing a versatile mix of accommodation with potential for a range of alternative uses, subject to the necessary consents. The accommodation includes a substantial first floor meeting hall with stage, bar and ancillary kitchen, together with ground floor reception, bar, kitchen, office and recreational areas, as well as basement storage. Externally, the property benefits from a small area of seating and potential for one parking space to the front. The property presents an excellent opportunity for refurbishment and repurposing, with scope for modernisation and reconfiguration to suit a variety of occupier requirements.

Accommodation

The accommodation comprises the following areas (GIA) :

Name	sq ft	sq m
Ground - Bar & ancillaries	4,414	410.07
1st - Hall, kitchen & snooker room	4,281	397.72
Basement - Storage	319	29.64
Total	9,014	837.43

Tenure

Available by way of freehold with vacant possession under a single title WSX335268.

Method Of Sale

Within the guidelines of Section 121 of the Charities Act 2011, we are disposing of 6 Culver Road, Lancing on behalf of The Royal British Legion. We will be required to market the property for a minimum period of 6 weeks. Offers are invited for the freehold on a conditional or unconditional basis.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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