



## The Green, Sedlescombe, Battle, TN33 0QA

A former historic, Tudor mansion style hotel and restaurant on a 1 acre plot in the heart of Sedlescombe

- Grade II listed
- 25 en suite guest bedrooms
- Good sized restaurant with kitchens, bar and lounge
- For Sale at £1,250,000 Freehold
- Ideal for alternative uses subject to planning
- Ample car park and gardens

## Summary

Available Size	14,115 sq ft
Price	£1,250,000
Business Rates	Upon Enquiry
EPC Rating	D (93)



## Description

The hotel and restaurant was previously owned and run by the same family for over 40 years. this is therefore a genuine retirement sale. There are 25 guest bedrooms all have en suite facilities, Wi-Fi, TV and tea and coffee facilities. The Restaurant and conservatory garden room has circa 130 covers. There is a Bar and lounge area, with full facilities and oak beamed ceiling and conservatory.

The plot of 1 acre offers feature front garden area with various patios and public areas around the main building, together with a tarmacadamed car park.



## Location

The property overlooks the Sedlescombe village green, near Battle, in the heart of the East Sussex countryside. Located on the B2244, just off the A21 that connects London to Hastings and within easy reach of Battle (4 miles), Hastings (6 miles), Rye (11 miles), Tenterden (11 miles) and Tunbridge Wells (22 miles).



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Hotel	11,250	1,045.16
1st - Hotel Bedrooms	2,390	222.04
2nd - Bedrooms/Stores	475	44.13
<b>Total</b>	<b>14,115</b>	<b>1,311.33</b>

## Viewing & Further Information



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## Terms

The property is available For Sale at £1,250,000. FREEHOLD

VAT may be payable







