

FOR SALE - PUB / RESTAURANT

HORSESHOE INN

1 Old House, Windmill Hill, Hailsham, BN27 4RU



Key Highlights

- 20 en-suite Letting Bedrooms
- Large Site Area of c. 1.4 Acres
- Freehold available
- Traditional Public House Hotel
- 4 Bedroom Manager's Flat
- Development Potential (STP)

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Description

The property comprises a two and three storey building of brick and rendered stone construction under a multi pitched clay tiled roof. The building was built in 1953, and is decorated in mock Tudor style externally and internally.

Externally to the front, the pub benefits from a picturesque trade garden with benches providing 48 covers. Surrounding the pub site on east, south and west elevations is a large car park with space for approximately 100 vehicles.

Location

The property is situated in Herstmonceux, East Sussex, 9 miles north west of Bexhill and 4 miles east of Hailsham. It is situated on Windmill Hill Road at its junction with Gardner Street and Comphurst Lane. The pub fronts the main road and the surrounding area is predominantly residential.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Outdoor - Trade Garden	7,927.92	736.53	Under offer
Building - Pub	53,273.88	4,949.31	Under offer
Total	61,201.80	5,685.84	

Specification

Internally the

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ground floor is traditional in style with many attractive features including exposed fireplaces, beams and flagstone flooring. The premises are essentially split into a number of interconnecting rooms all surrounding a central bar servery. The main bar area is located to the right of the main entrance and this provides a number of raised dining areas (40 covers) with a pool table in the far corner. Adjacent to the main bar area on the left hand side of the entrance is the hotel reception and a rear 'lounge' bar area with comfortable seating and wood burner.

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