

FOR SALE Church and Manse

Hailsham Free Church and The Manse (Ministers House)
Western Road, Hailsham, BN27 3DG



Contact
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Location

Hailsham is a market town in East Sussex close to the South Coast. The town has a population of around 22,000 and is well located for links with other significant, well known towns in the area:

Eastbourne 9 miles south

Lewes 12 miles west

Newhaven 18 miles south west

Hastings 18 miles east

Brighton 22 miles west

The primary road links in the area are the A22 heading up from the coast towards London and A27 South Coast trunk road. The nearest train station is at Polgate (3 miles).

Description

The two properties are offered by sale in a single lot but may be divided into two upon negotiation.

The combined site is in the centre of Hailsham. It is located at the junction of Western Road and South Road with a public children's play area to one side and Hailsham recreation ground behind. A free short stay public car park is opposite the church.

Church

The church dates from 1905. It is on ground and lower ground floor levels and offers a variety of accommodation suitable for a number of uses (subject to planning). It presents in good condition considering its age.

The church benefits from a lift between the sanctuary and the lower ground floor hall.

In addition to the two halls there are a number of adaptable rooms with various kitchen facilities. The main kitchen is a large well equipped room.

The Manse (Minister's House)

The house has three ground floor reception rooms. There are two rooms either side of the central hall upon entering the house with a large kitchen breakfast room and utility room at the rear. To the first floor there are three bedrooms and a dressing room, bathroom and shower room. There is a small cellar of restricted height.

The house is well presented with a high standard of decoration.

The house is to the rear of the public footpath and has an enclosed garden to the rear.

Church with three bedroom house – can be separated

Freehold sale with vacant possession

Not listed, Church has F1 planning use

Church 383.29 sq.m (4,126 sq.ft) Church site area 0.054ha (0.134 acre)



Accommodation

The property comprises the following approximate floor areas:

CHURCH	Sq m	Sq ft
Foyer	13.07	141
Sanctuary	144.86	1,559
Office	20.13	217
Lounge	21.96	236
Kitchen	15.15	163
Lower Hall	147.34	1,586
Store	7.78	84
Vestry/Office	13.00	140
Total	383.29	4,126
	Hectare	Acre
Total Church Site Area	0.054	0.134

MANSE (Ministers House)	Sq m	Sq ft
Hall	1.29	14
Living Room	14.87	160
Dining Room	14.89	160
Kitchen – Breakfast	19.80	213
Utility	3.31	36
Bedroom 1	14.93	161
Bedroom 2	11.78	127
Bedroom 3	14.90	160
Bathroom	5.31	57
Shower Room	5.21	56
Total	106.29	1,144
	Hectare	Acre
Total House Site Area	0.026	0.065

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Terms & Tenure

The property is two separate freehold titles:

Church – ESX 325482

Manse – ESX 325481

The two properties are offered for sale jointly asking for offers around £825,000 but could be divided into two parts with negotiated prices.

Energy Performance

Church buildings are exempt from requiring EPC certificates.

Manse Energy Performance Asset Rating – D.

VAT

Neither property is elected for VAT payment.

Rating

Churches are not liable for business rates.

The manse is council tax band D rated (£2,888.15 for 2023/24).

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.



Offers over
£825,000

Viewing

Strictly by appointment with the sole agent, Rapleys.
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Identity Checks / AML:

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

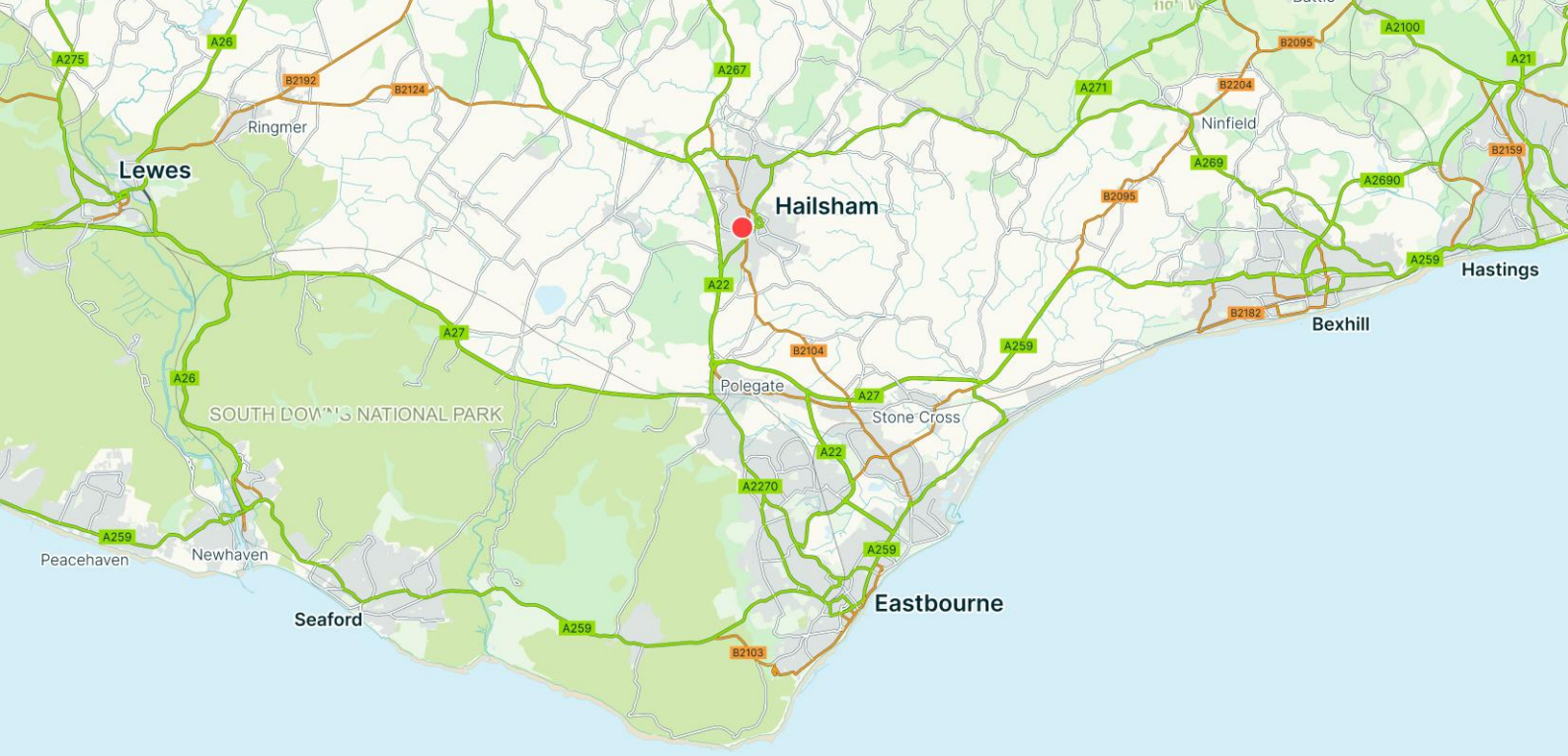


Total Site Area

0.08 hectares

0.199 acres





For further details contact:
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