



## THE CHAPEL

STATION ROAD | HURST GREEN | ETCHINGHAM | EAST SUSSEX | TN19 7PL

TO LET: £17,000 PER ANNUM



**Lambert  
& Foster**



## THE CHAPEL, STATION ROAD, HURST GREEN, ETCHINGHAM, EAST SUSSEX TN19 7PL

The Chapel is a distinctive, high specification commercial property featuring a unique curved wall design. It offers an open plan layout with high ceilings at the front as well as 2 additional rooms at the rear. The property is suitable for a range of uses such as retail/office/hospitality/leisure and benefits from ample parking.

ETCHINGHAM 1.6 MILES | HAWKHURST 3.4 MILES | TICEHURST 3.8 MILES



### SITUATION

The Chapel, a former Roman Catholic church now converted into a commercial space is situated on the A265 (Station Road) connecting directly to the A21 (London Road) which connects London and Hastings. The property sits within the beautiful rural setting of High Weald whilst benefitting from convenient and easy access to the A21.

### LOCATION

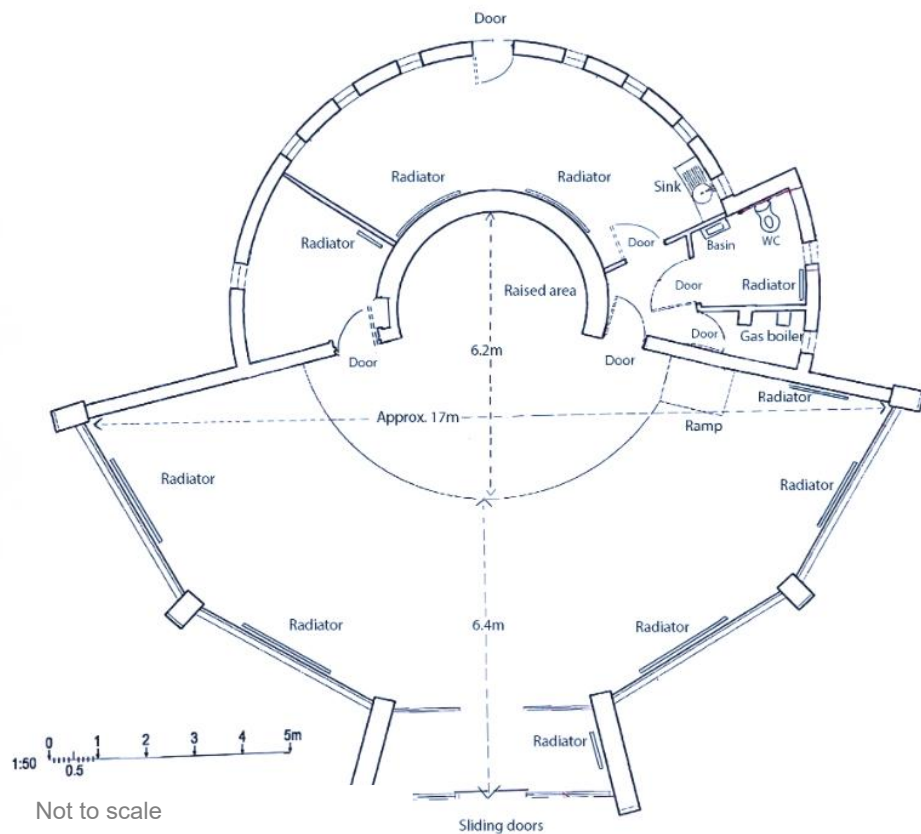
The property enjoys a strategic location, ideally positioned to serve the villages of Etchingham, Hawkhurst, Ticehurst and Robertsbridge, along with numerous other surrounding towns and villages, all within easy reach. Convenient transport links are provided by the A265, linking Hurst Green to Heathfield in the west, the A229 heading east towards Maidstone, and the A21 offers north/south connections.



### DESCRIPTION

The Chapel is a single story building, comprising two principal areas. At the front of the property, a semicircular open plan space features high, beamed ceilings and a central platform offering versatility. To the rear of the property, 2 further rooms offer additional space for a range of uses as well as a WC and kitchenette. Previously operating as a community space for the Parish Council, the property is now available to let on flexible lease terms, and a wide range of commercial uses will be considered.

Outside, to the front of the property, is a landscaped grassed area with a walkway leading to The Chapel. The site benefits from a front-facing car park, offering 9 dedicated spaces, which is easily accessible from the A265.



Not to scale

For identification purposes only

## FLOOR AREAS

Ground Floor  
Total

Sq m (sqft)

160 1,722

Measurements are approximate.

## GENERAL

**Parking:** 9 private parking spaces at the front of the property, including 1 disabled bay

**Services:** Mains 3-phase electricity, water and drainage as well as gas fired central heating

**Rateable Value:** £9,700

**EPC:** C

## TERMS

**Available from:** flexible, with availability now

**Security Deposit:** Equivalent to three month's rent

**Repairing:** The property is offered on a full repairing and insuring lease

**Professional Costs:** Each party to pay their own professional costs

**Service Charge:** none

## VIEWING

Strictly by appointment with the agents.

Ellie Chappell

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