



**BTH**  
PROPERTIES.

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***21 Bed Care Home to Let***  
***Requires full management and services by the tenant***

***£300k per annum***

Crawley,  
West Sussex RH10



Check Out  
The Video  
Here!



# Specifications

21 Bed Care Home located within a country side estate. It is part hotel, part care home. It expands over 697.2 Sq. M (7,504 sq. ft).

Attractive rural location yet close to the A road network and M23.  
It benefits from carpark at the rear.

The owner of the estate only requires the care home to be let. The Care Home requires full refurbishment throughout. This responsibility is on the tenant, including managing and running the care home.



Rowfant House is located in the rural village of Rowfant, approximately 6 miles from Gatwick Airport, 4 miles from Crawley, 6 miles from East Grinstead and 32 miles from Central London.  
The property is located south of the A264 and East of the M23 on Wallage Lane.

Rowfant House is located between junction 10(North) and 10A (South) of the M23, with A and B roads linking to Turners Hill Road and Wallage Lane.

Crawley Down provides a range of local services, including Dental Surgery, Supermarkets, Butchers, Pharmacy, Newsagents and Local Pub.

Rowfant House and its grounds date back to the 15th Century. The house remained in private ownership until it was acquired in 1962 by the Latvian Lutheran Church in Great Britain and became a hub for community events and a base for the Latvian community. The property operates as a Wedding Venue, Care Home, Religious and Wedding Ceremonies and Private Leisure Venue.



## Ground Floor

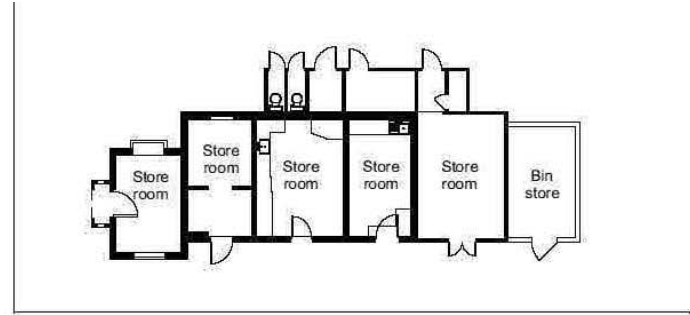
9 Bedrooms  
1 En-Suite Bedroom  
1 Bathroom  
5 WCs  
Kitchen  
Sitting Room

## First Floor

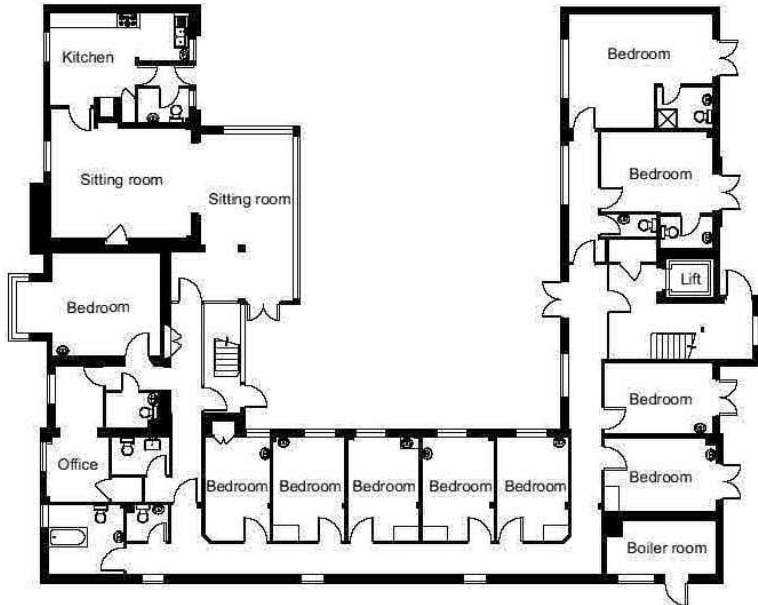
8 Bedrooms  
3 En-Suite Bedrooms  
1 Bathroom  
2 WCs

# Floor Plan

7,504 sq. ft.

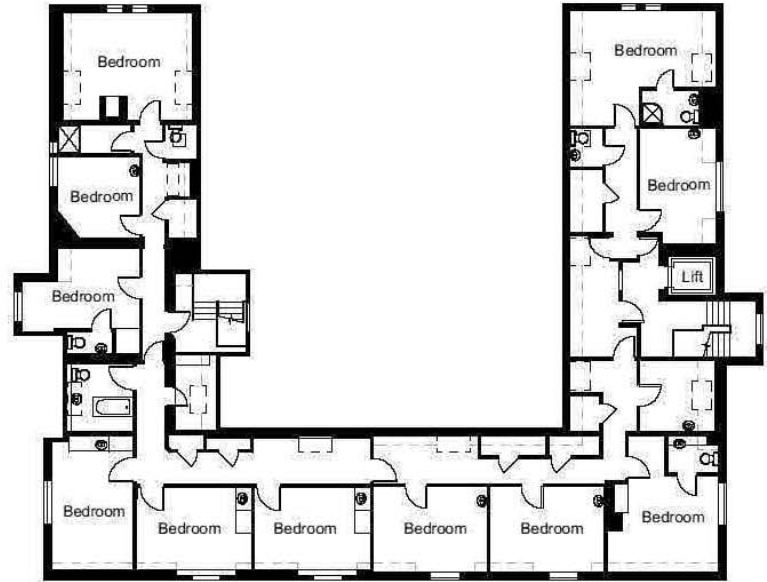


## Ground Floor

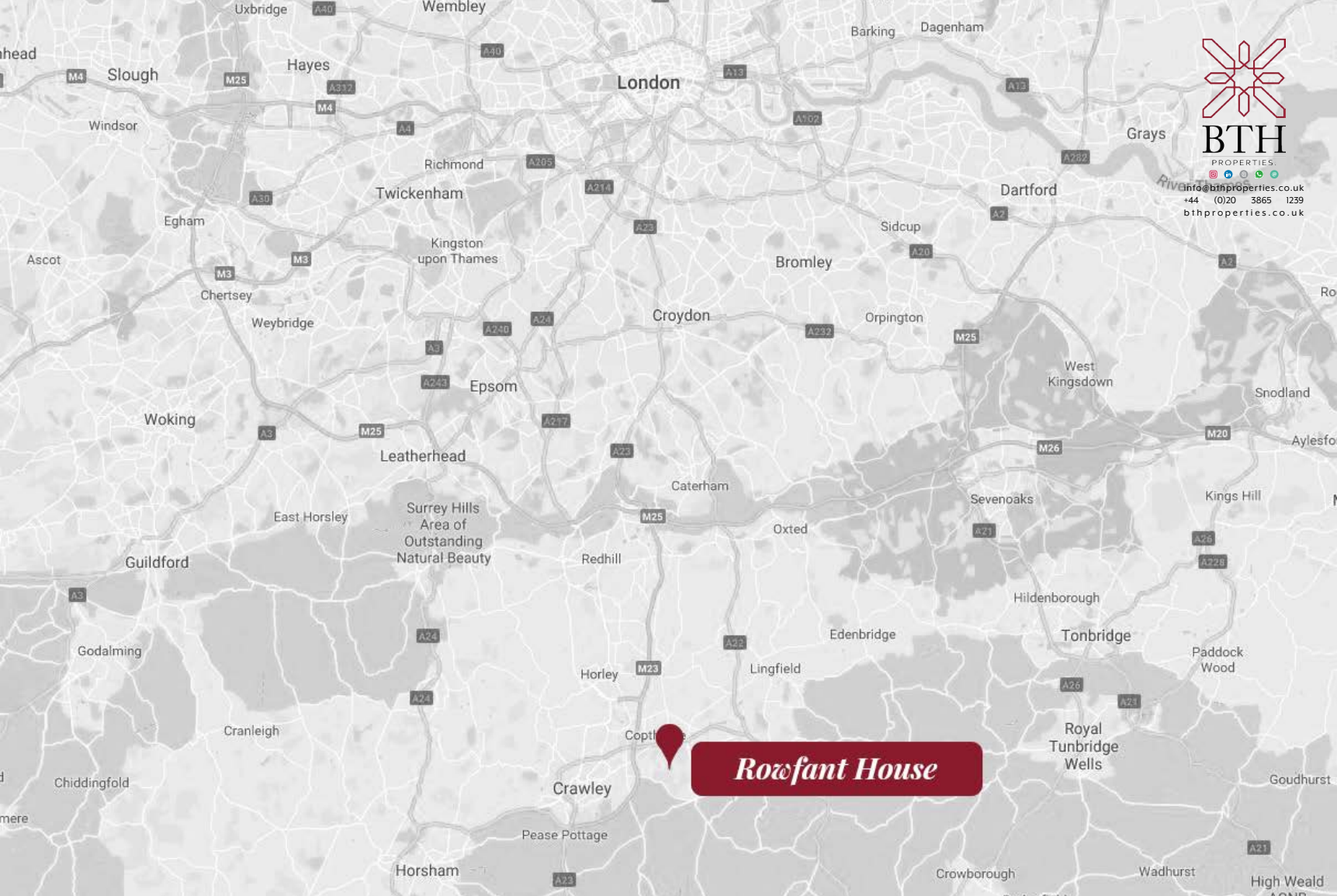


## First Floor

----- Restricted height







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*Rowfant House*