



Hailsham Grange

Vicarage Road | Hailsham | East Sussex | BN27 1BL

FINE & COUNTRY





“Hailsham Grange is an imposing Grade II\* listed former vicarage that occupies an enviable location within this historic market town. “I would say that this is probably one of the most attractive houses in East Sussex; it’s like living in a piece of art,” says the owner, “and the location is absolutely superb. It’s convenient for amenities, accessing the countryside and the coast, and there are some great schools in the local area, both state and private, so it’s a wonderful place to bring up a family. I’d say that we were attracted by all those things, but also by the fact that it’s a superbly looked after classic home with fabulous features and proportions, which are sadly lacking in most modern homes.”

“The previous owner lived in the house for twenty-seven years and kept the whole property really well maintained, so when we purchased the property, structurally it was very sound and its sheer beauty had been perfectly preserved. However during our time here we have made a few changes here and there just to bring it up to date both in terms of our own taste and its practicality for our young family’s needs. It’s a house that’s truly one of a kind; its appearance, quality of build, period features and generous proportions combine to make it wonderfully unique, and it enjoys a very private, convenient and safe location. For us it’s been the ideal family home.”

“The house is set in half an acre of beautifully presented and formally planted grounds that were inspired by the world famous garden at Sissinghurst Castle in Kent,” continues the owner. “They are so impressive that it has for many years been on the circuit of the RHS garden open days, and tours from all over Europe have visited. It’s a dream-like garden and a feature of the property that we’ve all fully enjoyed during our time here.”

“Each of the rooms has its own unique character and charm, but if I had to choose a favourite it would probably be the drawing room,” says the owner. “It’s a beautiful dual aspect, high-ceilinged room with a stunning fireplace and working fire.”

“Hailsham is the perfect town for easy living,” says the owner. “It’s ultra convenient for all the day-to-day amenities – a stroll through the 16th century church grounds and you’re on the high street – yet close to mile upon mile of stunning countryside and the beautiful villages of East Sussex. Beachy Head, Glyndebourne, Alfriston Village and the South Downs are all very close, and it’s possible to hop on a train at nearby Polegate and be in central London in just over an hour.”

“Both the house and garden are extremely conducive to entertaining,” says the owner. “We’ve had so many wonderful celebrations here including our wedding reception, two christenings and countless birthday parties. We’ll take with us some fabulous memories.”

“What will I miss? I’d have to say all of the above,” says the owner. “It’s an elegant yet comfortable family home of perfect proportions, the garden is utterly stunning and the location would be hard to better.”



# Step inside

## Hailsham Grange

### THE PROPERTY

Hailsham Grange was formerly called The Old Vicarage and was probably built by the Rev. Odiane Hooper who was the vicar from 1753-1769. The building combines the formality of the Queen Anne period and the Dutch influence of William & Mary, with its classical symmetry, graceful lines and impressive accommodation.

The property has been much improved and updated in recent years, including new bathroom suites, but great care has been taken to retain the unique character of the period including several feature fireplaces. The extremely well-proportioned accommodation is arranged over three floors with the entire second floor accessible from the main body of the house or useable as a self-contained flat with private entrance.

The approach, via a lovely sweeping carriage driveway, sets the scene. The part-walled front garden incorporates lovely lawns, stocked borders and low hedges, with pathways to either side leading to the more formal parterre style rear garden which is separated into several distinct zones divided by a mix of pleached hornbeam, hornbeam, clipped yew and low box hedging. There are wide brick and gravel pathways bordered by herbaceous beds, a delightful summer house and a mature yew tree. We are advised that the gardens have previously been open to the public as part of a Royal Horticultural Society tour.

### THE LOCATION

Vicarage Road is situated at the southern end of the High Street and is a one-way street. The property is adjacent to St Mary's Parish Church and within a few minutes walk of a variety of shops, two supermarkets (including Waitrose), public houses and restaurants.

Hailsham offers both primary and secondary schools, with Bedes Preparatory School in Eastbourne, Bedes School in Upper Dicker and further colleges in Eastbourne, Brighton and Lewes.

The coast at Eastbourne is within about 8 miles, the town offering more comprehensive shopping facilities and a variety of sporting, recreational and leisure facilities. The County Town of Lewes is about 16 miles, Brighton (30) and Tunbridge Wells (34). The A22 lies just to the west of the town and provides access to the centre of the county, whilst the A27 to the south and the A271 to the north give good access to most of the coastal towns. The nearest rail station is at Polegate, offering services to London from circa 1 hour 20 minutes.

Within a few miles there are lovely areas of open countryside including the South Downs National Park and Beachy Head. There are a whole host of places to walk, many equestrian establishments and numerous golf courses in the area. The world famous Glyndebourne Opera House is about 10 miles to the west.

### THE ACCOMMODATION

Front door to  
Wide panelled wooden front door with decorative architraves, opens to

### IMPRESSIVE DINING HALL

20' 6" x 14' 1" (6.25m x 4.29m) With two Doric columns separating the original entrance hall from the Dining Area, black & white chequerboard marble floor; two radiators, two sash windows with wooden shutters, marble fireplace surround, alcove cupboard and glass shelving, dado rail.

### INNER HALL

Radiator, glazed shelving, lovely staircase rising to the first floor, door to

### REAR LOBBY

Door to garden, quarry tiled floor; door and steps down to

### CELLAR

Comprising of three inter-communication storage areas.

### DRAWING ROOM

29' 2" x 14' 11" (8.89m x 4.55m) A delightful double aspect room with marble fireplace and inset iron grate, two sash windows to the front and one to the rear; two radiators, dado rail, cupboards and shelves and two fake shells with doors leading to concealed storage areas (one used as a drinks cupboard). Doors to

### CONSERVATORY

12' 11" x 12' 8" (3.94m x 3.86m) Tiled floor, double open doors to the garden.

### FAMILY ROOM

14' 2" x 11' 5" (4.32m x 3.48m) Marble fireplace and hearth with iron grate, radiators, marble floor; door to

### LOBBY

Storage cupboard.

CLOAKROOM Low level wc with wooden seat, wash basin, tiled floor; boot room.

### KITCHEN/BREAKFAST ROOM

13' 11" x 12' 10" (4.24m x 3.91m) 1.75 bowl stainless steel sink, work surface, cupboards and drawers, space and plumbing for dish washer; tall cupboards, recess for fridge, island unit with breakfast bar; rear bay with double opening French doors to the garden, door to

### SIDE HALL

Door to garden, radiator; secondary staircase to first floor; double louvered doors to





#### UTILITY ROOM

Sink, work surface, space and plumbing for washing machine and tumble dryer; Vaillant central heating boiler; radiator.

#### FIRST FLOOR LANDING

Lovely arched window to the half landing, decorative panelling, radiator.

#### BEDROOM ONE

14' 9" x 14' 3" (4.5m x 4.34m) Marble fireplace with iron gate, two radiators, two sash windows, door to

#### EN SUITE SHOWER ROOM

Walk-in shower area with fixed overhead and hand-held sprays, low level wc with concealed cistern and push button flush, radiator; heated towel rail, large mirror; two lights.

#### BEDROOM TWO

15' 10" x 14' 9" (4.83m x 4.5m) Rear and side aspects, marble fireplace, radiator.

#### BEDROOM THREE

15' 4" x 14' 6" (4.67m x 4.42m) Currently used as a study, blocked off fireplace, two sash windows with window seats, alcove cupboards and shelves, dado rail, radiator behind decorative cover.

#### INNER LANDING

Airing cupboard with hot tank and shelves, dado rail, double wardrobe with sliding doors.

#### FAMILY BATHROOM

Double ended panelled bath, side mixer taps, oval wash basin in granite top with cupboard under; low level wc, separate shower with hand-held and fixed overhead sprays, radiator; fully tiled walls, two wall lights.

#### BEDROOM FOUR

13' 9" x 10' 5" (4.19m x 3.18m) Sash window, alcove cupboard, double aspect, old style radiator.

#### SIDE LANDING

Secondary stairs up and down

#### SECOND FLOOR LANDING

#### BEDROOM FIVE/LIVING ROOM

14' 8" x 13' 8" (4.47m x 4.17m) Double aspect, radiator.

#### BEDROOM SIX

14' 1" x 12' 8" (4.29m x 3.86m) Front dormer; radiator.

#### BEDROOM SEVEN

14' 1" x 11' 9" (4.29m x 3.58m) Front dormer; radiator.

#### BEDROOM EIGHT

14' 1" x 10' 10" (4.29m x 3.3m) Front dormer; radiator.

#### KITCHEN

11' 2" x 11' 1" (3.4m x 3.38m) Rear aspect, fitted units, sink, cupboards, central heating boiler.

#### BATHROOM THREE

Bath, wash basin, wc.





# Step outside

## Hailsham Grange

---

### OUTSIDE

The property is approached via an impressive sweeping in-out carriage drive. There is a front wall, lawned areas, low yew and box hedging, wooden gates to both sides.

### REAR GARDEN

Beautifully set out in a parterre style with several different zones created by pleached hornbeam, hornbeam, clipped yew and box hedging. Wide brick and gravelled pathways, lawned areas, deep herbaceous beds and trees including a mature Yew. At the rear is an area of wild garden behind a hedge. A delightful summerhouse provides a focal point and there is a stone plaque over a water feature. Large terrace, gate to the churchyard and gate to the side mews (see agents notes).

### AGENTS NOTES

1. The vendor of this property also owns the adjacent property and courtyard. The house has recently been divided into four one-bedroom flats which are let on Assured Shorthold Tenancy Agreements at rents of between £595 and £695 pcm. They would give consideration to selling the property, subject to separate negotiation.

2. Whilst the property is being sold with full vacant possession, the entire second floor is currently occupied by a lodger who has indicated a keenness to stay on if a new owner does not need the space and would like the benefit of the income.

### DIRECTIONS

Approached from the north, upon entering the High Street turn left into Vicarage Lane which leads into Vicarage Road. Just before the junction with Market Square this property will be found on the right hand side.



# Hailsham Grange, Hailsham

Gross internal area (approx.)

House - 427.8 sq m (4604 sq ft)

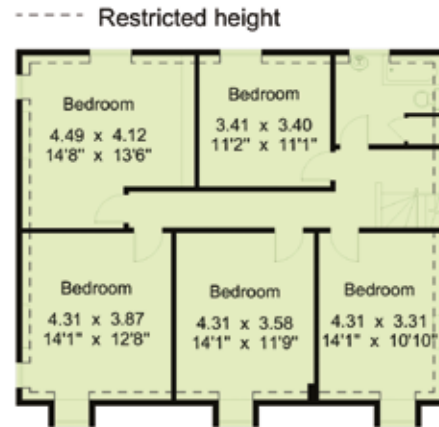
(of which 67 sq ft is of restricted height)

For identification only - Not to scale

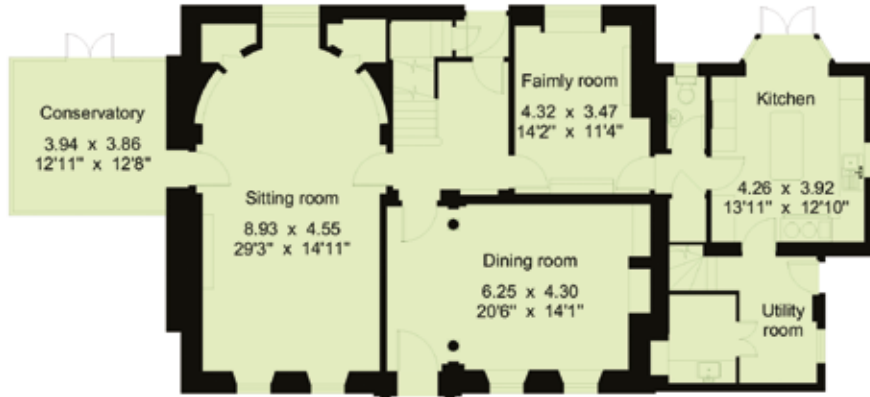
© Trueplan (UK) Limited



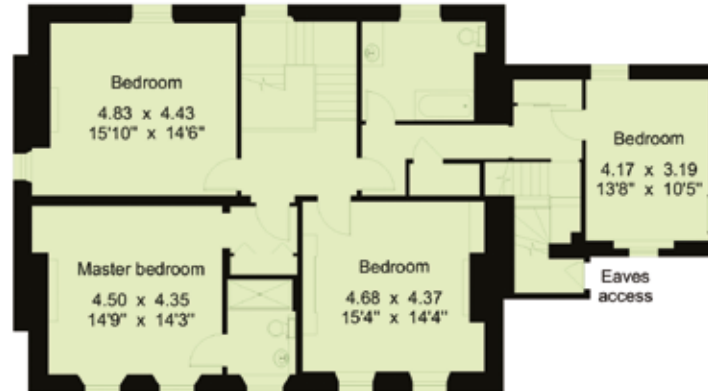
Cellar



Second floor



Ground floor



First floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd), 36 King Street, Maidstone, Kent ME14 1BS. Printed 16.11.2017

Fine & Country  
Tel: +44 (0)1825 767575  
uckfield@fineandcountry.com  
160 High Street, Uckfield, East Sussex, TN22 1AT

