



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



VIEWING HIGHLY
RECOMMENDED

new
instruction



Featherbed Lane, Hailsham, BN27 4HX

Freehold | House | 5 Bedrooms

Home + Castle are excited to present The West Wing, a GRADE II* Listed period property which forms part of Carters Corner Place, which dates back to the 1600's. This spectacular country mansion was divided into three sections in the 1960's, one of which, is the West Wing.

Set in idyllic surroundings, a private drive leads to this beautiful family home with character in abundance and many period features that have stood the test of time. Developed over centuries, the manicured gardens afford privacy and boast a wealth of mature trees, shrubs, hedges, plants, 2 greenhouses and a summerhouse, along with a vegetable section plus an orchard with a variety of fruit trees. The heated swimming pool provides respite on those hot summer days.

Arranged over 3 floors, this home offers 5 bedrooms (1 en-suite), with 3 on the 1st floor and 2 on the 2nd. The ground floor benefits from a well proportioned sitting room, kitchen dining room, study/office and a shower room.

The current owners have spent many years in this much loved home and will be sorry to leave, but will take away countless happy memories.

The West Wing enjoys all the benefits of a countryside retreat but is only a short drive from Hailsham, Herstmonceux and a little further on to Eastbourne. There are plenty of schools to choose from within a few miles radius and for trains to London, Polegate Station is a 10 minute drive.

FOR SALE

FREEHOLD

£800,000

Approach

From Featherbed Lane, at Carters Corner turn into Carters Corner Place and follow the private driveway up towards the courtyard in front of the main building. Walk through the gate of West Wing to the front door of the residence. Please note, half way along the main driveway, there is a spur to the right, leading to private parking at the rear of West Wing. This spur/section of driveway is privately owned by West Wing.

Front Entrance Hall

A fully glazed door opens on to the entrance hall which leads to the sitting room, kitchen dining room and study. The hallway has an ornamental light fitting, radiator, inner solid wood door and tiled flooring. Stairs rising to the first floor

Sitting Room 16'6" x 14'3" (5.03m x 4.34m)

This elegant room is bright and spacious having dual aspect leaded light windows with views over the walled garden. Stripped wooden flooring and an ornamental cast iron fire place with granite hearth. Built in storage cupboards, radiator, fitted lights and power points.

Kitchen Dining Room 14'8" x 14'4" (4.47m x 4.37m)

A wonderful sized room ideal for family gatherings and entertaining. Leaded light windows, Butler sink set into solid wooden units with fitted work surfaces. Walk-in larders and a pantry for additional storage. Stripped wooden flooring and a tiled floor area to the front of the Electric Rangemaster Cooker situated under the ornate fire surround. There is also a radiator, fitted light and power points. This room can be accessed from both the front and rear entrance halls.

Utility cupboard

Within the rear entrance hall next to the downstairs there is a cupboard which has plumbing and space for a washing machine. There is also a ceramic heater which makes it an ideal airing cupboard.

Downstairs Shower room 14'x5'4" (4.27mx1.63m)

Situated off the rear entrance hall. Modern suite with large walk-in shower cubicle with bifold doors, chrome shower and period style attachments. Pedestal wash basin with chrome taps, WC, leaded light window, tiled flooring and fully tiled walls.

Study 30'x7' (9.14mx2.13m)

An ideal room for working from home with fitted shelves and cupboards. Leaded light windows, down lights, telephone points, power points and stripped wooden flooring.

Stairs and first floor landing

Stairs rising to the first floor with leaded light windows, radiator, downlights and stripped wooden flooring.

Bedroom 1 14'3" x 4'8" (4.34m x 1.42m)

A spacious and bright room with stripped wooden flooring, Ornamental cast iron fireplace with tiled hearth. Leaded light window, fitted lights and power points. This room has 4 built in storage cupboards and access to the en-suite and dressing area.

En-suite shower room

The en-suite has been recently refurbished and consists of a corner shower cubicle with chrome fittings, WC, sink with chrome taps, set into vanity unit. Leaded light windows, vinyl flooring, extractor fan and down lights. Part tiled walls.

Dressing Area

Floor to ceiling wardrobes and cupboards with rails and shelving. Leaded light window, vinyl flooring.

Bedroom 2 16'2" x 10'9" (4.93m x 3.28m)

Leaded light window, stripped wooden flooring, fitted lights, power points, radiator and fitted shelving to the walls.

Bedroom 5 14'6" x 8'10" (4.42m x 2.69m)

Fireplace with tiled hearth. Leaded light window. Stripped wooden flooring.

Bathroom 12'x10' (3.66mx3.05m)

Spacious bathroom with a French antique rolled top bath, WC and basin. Half-tiled walls. Stripped wooden flooring. Leaded light window.

Stairs to 2nd Floor

Bedroom 3 14'1" x 10'4" (4.29m x 3.15m)

Fireplace with granite hearth. Stripped wooden flooring. Leaded light window.

Bedroom 4 10'7" x 8' (3.23m x 2.44m)

Currently being used as a photography room. Fireplace, wooden worktop with Butler sink and storage underneath. Stripped wooden flooring and leaded light window. An ideal room for hobbies or home work space.

Rear Entrance

Gardens

Secluded gardens with a wide variety of mature trees and shrubs including a Travellers palm, Beech tree, Rowan tree, Mahonia and an ornamental Quince. There is also mature hedging and flower beds with an array of plants. Good sized summer house and garden store. The main section of the garden with the heated swimming pool is perfect for entertaining on those hot summer days. 2 Greenhouses and a shed housing the boiler and associated equipment needed to maintain the pool. Towards the rear of the garden is an orchard area with a variety of fruit trees, a vegetable plot and a fruit cage producing Raspberries, Currants and Strawberries.

Swimming Pool

A well maintained heated swimming pool with cover and paved surround.

Summer House 24'9" x 10'9" (7.54m x 3.28m)

A spacious and nicely positioned summer house with double doors and leaded light windows. There is a folding room divider that can split the space into two separate areas. Electric radiators in each section, make it ideal for a home office or all year round entertaining.

Garden Store 13'11" x 5'8" (4.24m x 1.73m)

Two brick store rooms with leaded light windows, ideal for the storage of garden equipment.

Additional Information

West Wing own the spur road leading up to the rear of the property.

Regarding maintenance costs related to the driveway, West Wing is responsible for,

25% of any maintenance costs required for the main drive from the road up to the start of the spur road.

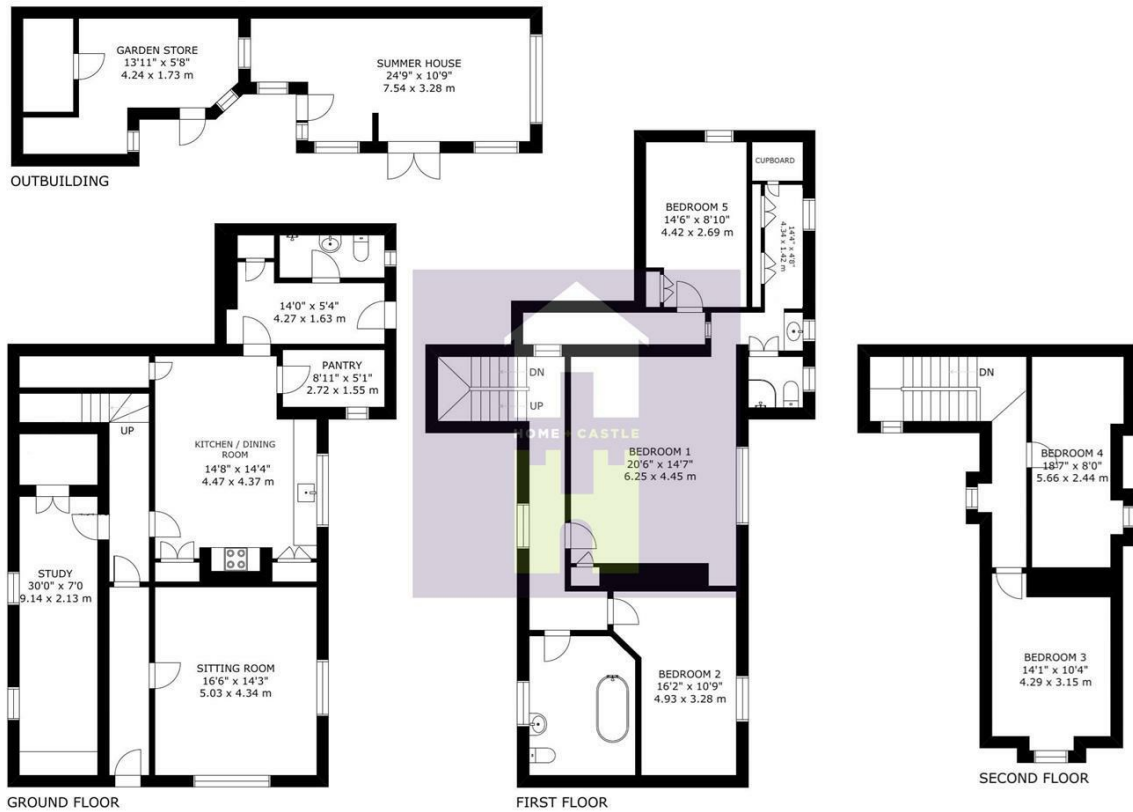
33% for any maintenance required on the main drive from the spur road junction to the top of the main drive.

25% for any maintenance required on part of the spur road.

There is Flying Freehold (under dressing room/rear bedroom).

Council Tax Band - G.

Floor Plan

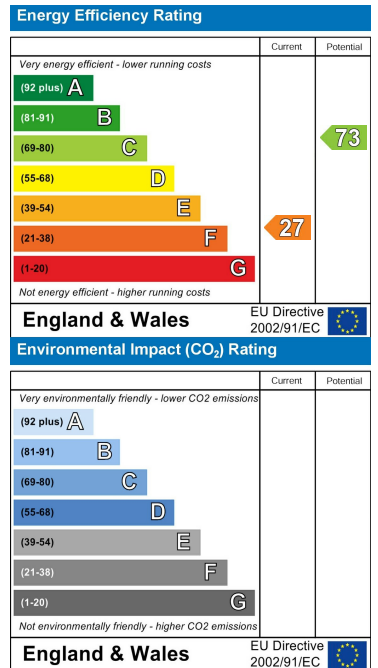


GROSS INTERNAL AREA
 TOTAL: 251 m²/2,702 sq ft
 GROUND FLOOR: 109 m²/1,177 sq ft, FIRST FLOOR: 101 m²/1,082 sq ft, SECOND FLOOR: 41 m²/443 sq ft
 EXCLUDED AREAS: OUTBUILDING: 40 m²/432 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.