



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Albany Road, St Leonards-On-Sea, Freehold | House | 9 Bedrooms

Home & Castle are pleased to advertise Ford Bank, a stunning property of approximately 4,500 sq ft, built for Major P. Vipan in 1883. This beautiful home is steeped in history, full of original features and sits on a plot of approx. 2/3 of an acre, in one of St Leonards' most sought after residential areas.

Within walking distance of the wide variety of independent retail outlets available on Kings Road, London Road and Norman Road. The seafront is a short walk, as are nearby parks and train services.

**FOR SALE**  
**FREEHOLD**  
**£1,500,000**

## Dimensions

All dimensions supplied are approximate and for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on floor plan are only included if built-in, integrated or specifically stated.

## Ground Floor

Consists of Vestibule, Entrance Hall, Dining Room, Drawing Room, Library, Lounge, Study, Kitchen, Utility Room, Pantry and Bathroom.

### Vestibule

Original wooden front door to vestibule with original mosaic tiled floor, original stained glass windows to the left hand side and opaque single glazed windows to the right. Exposed wooden beams above. Brickwork archway leading to original wooden door of main house.

### Entrance Hall

Mosaic tiled floor continues from the vestibule into the main hallway. Original doors, architraves, skirting and exposed beams above. Spindled staircase. Chandelier light. Radiator. Window to vestibule and another to the front of the property. Door under stairs to cellar below.

### Drawing Room 29'4" x 18' incl bay (8.94m x 5.49m incl bay)

Magnificent room featuring all original woodwork including flooring, skirting, architraves with exposed beams above. Dual aspect with original sash windows to side and rear of property. Original fireplace. Radiators x 4. Connecting door to library.

### Conservatory 15'5" x 10' (4.70m x 3.05m)

Overlooking rear garden. Door to patio area and garden.

### Dining Room 23'7" x 15'1" (7.19m x 4.60m)

Another magnificent room with original woodwork throughout including flooring, door, architraves, skirting with exposed beams above. Original carved oak panels some which are believed to be a representation of the original owners of Ford Bank. Original stone window mullions with 2 looking out to the patio area and 2 looking to the rear garden. Fireplace.

### Library 15'5" x 11' (4.70m x 3.35m)

Original woodwork including floor to ceiling book case which runs the length of the right hand side of the room. Original wood flooring with sash windows x 2 to the side of the property. Original brickwork fireplace. Radiator. Connecting door to drawing room.

### Door from Entrance Hall To

### Inner Hallway

Mosaic tiled floor. Radiator. Door to patio and garden to rear of property.

### Lounge 14'9" x 13'11" (4.50m x 4.24m)

Original wood flooring, fireplace, built-in cupboard, original sash windows x 2 to rear patio area and garden. Radiator. 2nd door to hallway.

### Kitchen/Breakfast Room 14'8" x 14'4" (4.47m x 4.37m)

Original wood flooring. A range of cupboards and worktops. Range cooker, dishwasher and space for tall fridge freezer. Original sash windows x 2 to front of property. Radiator.

### Bathroom Ground Floor 14'6" x 5'5" (4.42m x 1.65m)

Bath, WC and basin. Opaque sash window to front of property with another to the side. Partly tiled walls. Original mosaic tiled floor. Radiator.

### Inner Hallway

Quarry tiled floor. Door to front of property.

### Study 14'9" x 9'10" (4.50m x 3.00m)

Dual aspect with original sash windows to rear of property and to courtyard at the side. Wooden door to courtyard. Fireplace. Radiator.

### Utility Room 11'3" max x 11'3" max (3.43m max x 3.43m max)

Utility room with plumbing for washing machine and space for many appliances. Belfast sink. Wall mounted gas boilers x 2. Plenty of storage space.

### Pantry 11' x 5'8" (3.35m x 1.73m)

Plenty of additional storage space. Original quarry tiled flooring. Original sash window to front of property.

### Separate WC

WC & Basin. Opaque sash window to courtyard. Radiator.

## 1st Floor

9 Bedrooms, 1 x Bathroom, 1 x Shower Room, 1 x Kitchen.

### 1st Floor Landing

Galleried landing with original wood flooring. Doors to right hand and left hand side of property. Stairs to spacious boarded loft area.

### 1st Floor Right Hand Side of Property

Consists of 5 Bedrooms, Kitchen and Shower Room.

### Hallway

Original wood flooring. Radiator.

### Bedroom 1 15'6" x 10'10" (4.72m x 3.30m)

Dual aspect with original sash windows to front and side of property. Sea views. Original wood flooring and fireplace. Radiator. Wash hand basin.



#### **Bedroom 2 15'5" x 7'11" (4.70m x 2.41m)**

Original sash windows to side of property offering sea views. Original wood flooring and fireplace. Radiator. Wash hand basin.

#### **Bedroom 3 14'10" x 11' (4.52m x 3.35m)**

Original sash windows x 2 offering sea views to side of property. Original wood flooring. Radiator. Wash hand basin.

#### **Bedroom 4 15'5" x 9'5" (4.70m x 2.87m)**

Dual aspect. Original sash window overlooking rear garden with sea views. Original sash window to side of property offering sea views. Built-in cupboard. Fireplace. Radiator. Original wood flooring. Wash hand basin.

#### **Bedroom 5 15'2" x 13'4" (4.62m x 4.06m)**

Feature original brickwork fireplace. Dual aspect. Original sash window overlooking rear garden with sea views. Original sash window to side of property overlooking patio area. Original wood flooring. Wash hand basin.

#### **Kitchen 10'9" x 9'11" (3.28m x 3.02m)**

Range of cupboards and worktops. Free-standing electric cooker, dishwasher and under worktop fridge. Space for tall fridge freezer. Radiator. Original wood flooring. Original sash window to side of property.

#### **Separate Shower Room 6' x 2'10" (1.83m x 0.86m)**

Cubicle with electric shower. WC & Basin. Tiled floor with partly tiled walls. Radiator. Opaque sash window to front of property.

#### **1st Floor Left Hand Side of Property**

Consists of 4 Bedrooms and Family Bathroom.

#### **"L Shaped" Hallway**

Original sash window to rear of property. Original wood flooring. Radiator.

#### **Bedroom 6 15'4" x 14'7" (4.67m x 4.45m)**

Original wood flooring. Fireplace. Sash windows x 2 overlooking patio and rear garden. Wash hand basin. Built-in cupboards x 2. Radiator.

#### **Bedroom 7 14'6" x 9'9" (4.42m x 2.97m)**

Original wood flooring. Fireplace and original sash window to side of property. Radiator.

#### **Family Bathroom 10'7" x 5'7" (3.23m x 1.70m)**

Bath, WC, basin and bidet. Original wood flooring. Opaque original sash window to side of property. Radiator.

#### **Bedroom 8 14'9" x 10'5" (4.50m x 3.18m)**

Original wood flooring. Fireplace. Original sash window to front of property. Radiator.

#### **Bedroom 9 10'6" x 9'1" (3.20m x 2.77m)**

Original wood flooring. Fireplace. Dual aspect. Original sash windows x 2 to front and side of property. Radiator. Hatch to loft.

#### **Loft Areas**

There are 3 lofts providing plenty of additional storage space.

#### **Garage 16' x 15' (4.88m x 4.57m)**

#### **Outside Front**

Entrance & Exit via 2 Double wrought iron gates. Off-road parking for multiple vehicles. Wooden gate to right-hand side for access to rear garden. To the left is a storage area which leads to courtyard at the side of the property.

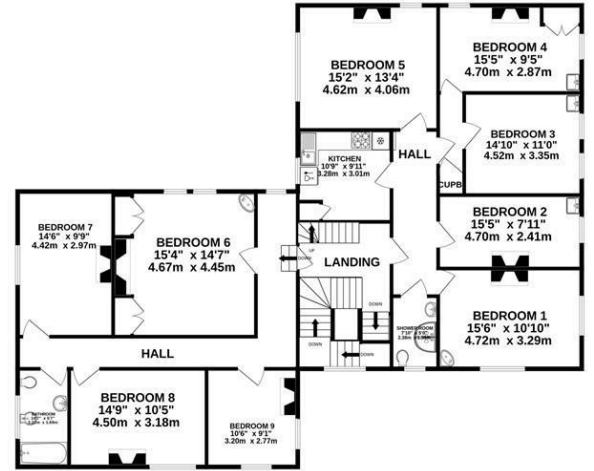
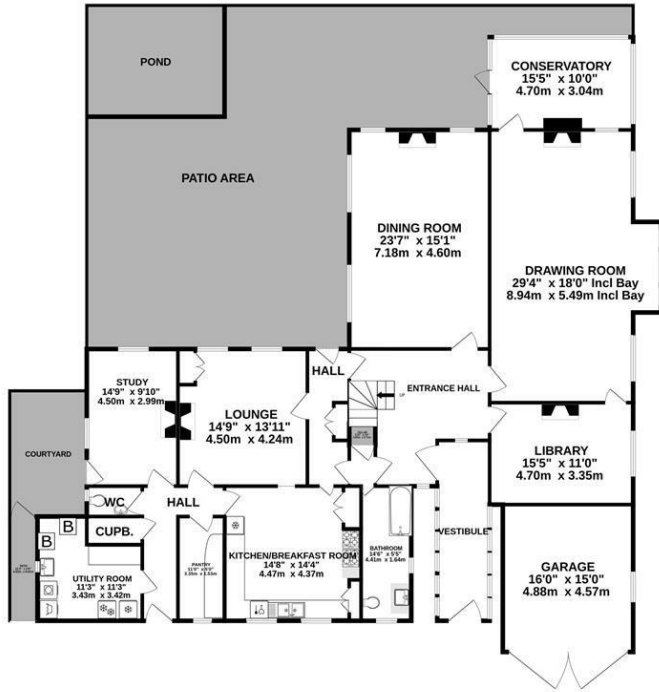
#### **Outside Rear**

Substantial grounds laid mainly to lawn with mature shrubs, trees and flowers. Large patio area and fish pond. Sheds x 2 and caravan set up as an office space. Sea views from the garden.

# Floor Plan

**GROUND FLOOR**  
2624 sq.ft. (243.8 sq.m.) approx.

**1ST FLOOR**  
2016 sq.ft. (187.3 sq.m.) approx.



**SUBSTANTIAL PERIOD PROPERTY**

**TOTAL FLOOR AREA: 4641 sq.ft. (431.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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