



10 The Manor House

Summers Place, Stane Street, Billingshurst RH14 9GN

Guide Price £545,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Designed by renowned architect John Norton and built in 1880 on a site which dates back to the 13th century, Summers Place was formerly a Country House which subsequently became a Convent and was, more recently, Sotheby Auction House's HQ. Restored by Berkeley Homes in 2008, this magnificent Grade II Listed building is approached through a tree lined avenue and is surrounded by a 13 acre communal grounds and the West façade reacts beautifully to the sunset. No. 10 has been cleverly formed from principal bedrooms of the original Manor House and features the hallmark quality upon which Berkeley have built their reputation. Quality finishes abound and include a bespoke Alno fully integrated kitchen, luxurious Villeroy & Boch sanitaryware and Hansgrohe AXOR fittings along with an energy conscious pressurised hot water system and gas heating (metered L.P.G.). **No ongoing chain.**

LOCATION: Summers Place is located about one mile from the thriving village of Billingshurst. Close to both the South Downs and the coast, but also just 25 minutes from the M23 which provides fast access to London, the motorway network, London Gatwick and London Heathrow airports. The railway station at Billingshurst offers connections to London Victoria/London Bridge the journey into the city taking about 75 minutes. The village has excellent shopping facilities which have been boosted by the arrival of Lidl, Morrisons and an array of other outlets, along with restaurants, pubs, Churches with leisure and sporting facilities. There are excellent state and private schools in the vicinity.

The accommodation comprises:

Rear door serving apartments **7 - 13** with security entry phone unit. Fitted door mat and engineered wood effect flooring, staircase to the **First Floor** with a glazed door to the **Inner Communal Landing** and further stairs to an upper level with

Private Front Door to Apartment 10

Entrance Hall Engineered wood floor and raised ceiling height in the Inner hall area with a stunning John Metcalf cast iron architectural radiator. LED spotlighting, smoke alarm, entry phone unit. Useful **Utility Cupboard** housing a modern safe, a glow worm LPG fired boiler providing heating and hot water with adjacent programmer timer and with some shelving. Doors to each room.

Stunning Reception Room With a super Westerly view framed by stone mullion bay window with window seat, wonderful oriental style ornamental fireplace with original cast iron grate and slate hearth with oak trim. Lovely full height ceilings with deep cornice and inset spotlighting. Three architectural radial cast iron radiators, fitted media unit with adjustable book shelving and low level storage cupboard. TV aerial point, 5 amp lamp circuit, telephone point, smoke alarm.

Kitchen/Dining Room With a bespoke Alno range of 'shaker style' soft close eye and base level cabinetry with three drawer nests, quartz worktops with matching upstands and decorative tiling, integrated appliances including eye level AEG oven and microwave, ceramic hob with stainless steel chimney filter/light above. Bosch dishwasher, Electrolux washer/dryer and fridge/freezer. Generous space for table, stunning far reaching westerly view through the stone mullion window with radiator in decorative cabinet under. Porcelain flooring, LED spotlights and fluorescent counter top lighting.

Principal Bedroom This stunning room has two leaded light gently obscured arched head mullion windows providing colourful trickles of light during the sunsets and features excellent ceiling height, fitted double wardrobe, architectural cast iron radial radiator and further radiator in decorative cabinet, corniced ceiling, door to

En-suite Shower Room With a generous raised wet shower with Hansgrohe Axor shower and adjustable shower rail with a 10mm Daryl fixed screen. On the lower level is the pedestal wash basin with Hansgrohe Axor mixer tap, wall hung w.c. with soft close seat and push button flush, double sided mirrored door open to reveal shelf storage cupboard with lighting, porcelain floor tiles with thermostatically underfloor heating, contrasting wall tiles, chrome towel warmer.

Bathroom With a sumptuous white suite of Villeroy and Boch double ended bath with overhead Hansgrohe Axor shower and Exafill overflow bath filler, wash basin with Hansgrohe Axor mixer tap, wall hung w.c. with soft close seat and push button flush, double sided mirrored door open to reveal shelf storage cupboard with lighting, porcelain floor tiles with thermostatically controlled underfloor heating, contrasting wall tiles, chrome towel warmer.

From the **Entrance Hall** a further door opens to a secondary Inner Hallway with continuation of the engineered wooden floor, radiator, cupboard housing the Megaflow pressurised hot water cylinder, useful walk in and understairs cupboard housing the electricity services, telephony and alarm control with light point.

A staircase rises and turns to a

Galleried effect vaulted Guest Bedroom A well lit space with two electrically operated double glazed skylights with fitted concertina blind, letting light flood in. The bed space has a fitted range of wardrobes and a radiator in decorative cabinet, numerous wall light points.

OUTSIDE

There are beautifully maintained communal grounds including a large formal lawn with gravelled pathways leading to various other parts, a more informal lower lawn, etc. The communal gardens extend in total to approximately 13 acres.

Garage and Parking There is a **Garage** situated in the nearby compound and an **allocated parking space** close by. There is also visitor parking bays.

IMPORTANT PROPERTY INFORMATION

Tenure - Leasehold, 125 years from 2009

Service/Estates Charge - £4134.60 for the present financial year (1 July 2024 - 30 June 2025).

Ground Rent - £620.27 per annum

Managing Agents: Courtney Green Block and Estate Management Ltd

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we may not have necessarily had sight of any formal documentation relating to the above.

Council Tax - Band E

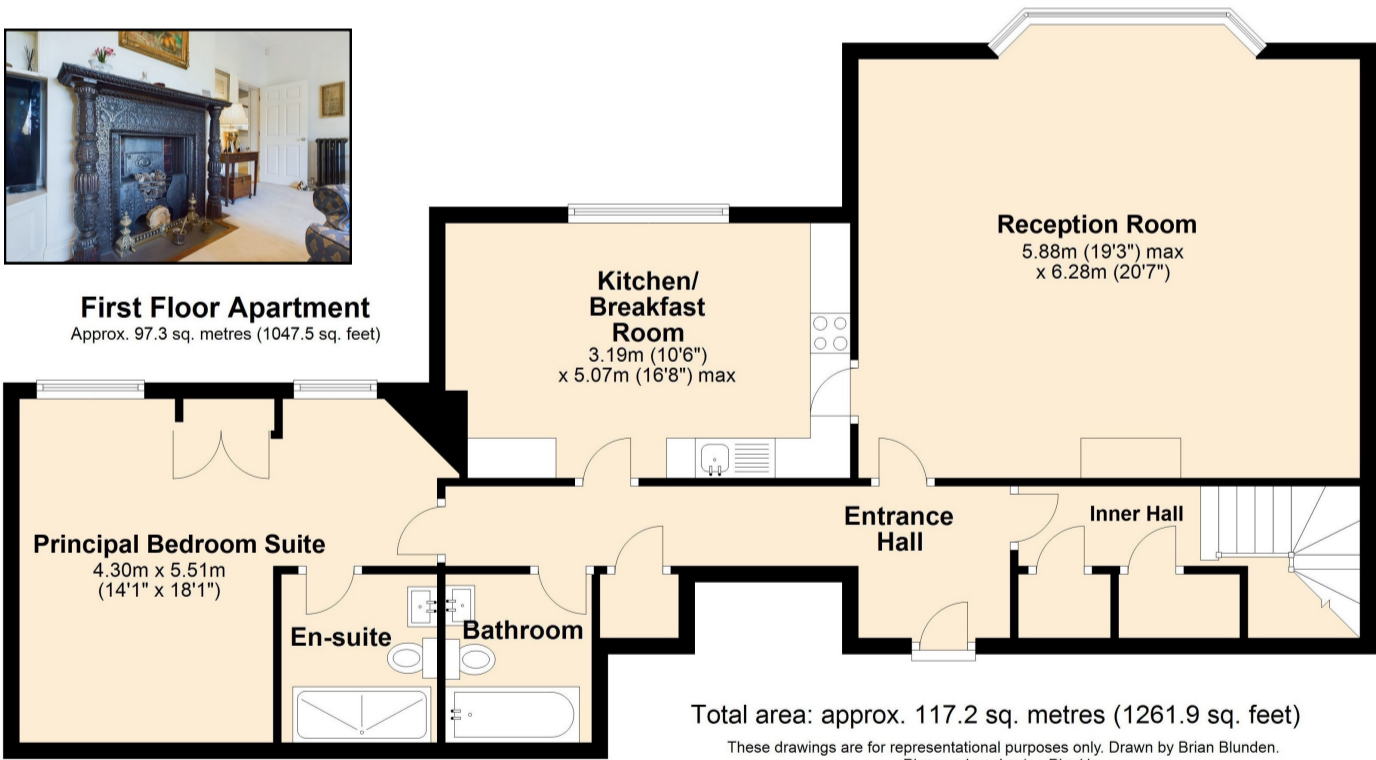
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5700/15/54



First Floor Apartment

Approx. 97.3 sq. metres (1047.5 sq. feet)



Loft Room

Approx. 19.9 sq. metres (214.4 sq. feet)

