



Hay Tor, Eastbourne, East Sussex

Hay Tor

St Annes Road, Eastbourne, East Sussex, BN21 2HR

An exceptional detached townhouse with a beautifully landscaped garden and lovely far reaching views.

Eastbourne train station 0.5 miles, Lewes 16 miles, Gatwick Airport 49 miles, London 64 miles, Close to the sea, the South Downs National Park and the town centre.

Entrance porch | Entrance hall | Drawing room | Sitting room | Superb 38ft kitchen/dining room/sitting room | Walk-in larder | Utility & boiler room | Two cloakrooms

Principle suite comprising bedroom, bathroom & balcony | Guest suite comprising bedroom & bathroom | Further suite comprising bedroom & bathroom | Three further first-floor bedrooms | Family bathroom | Second floor comprising superb vaulted bedroom with study & games area

30ft garage/workshop | Garden store | Summer house | Carriage driveway | Off-road parking | Beautiful mature part-walled garden | Ornamental pond | About 0.46 acres | EPC Rating D

The property

Hay Tor was built in 1926 and designed by the highly regarded local architect, Peter Stonham.

From the carriage driveway, the oak front door leads through into the welcoming entrance hall, from which your eye is instantly drawn to the garden and lovely views beyond. The accommodation on the ground floor is ideally arranged for modern family living and large scale entertaining.

The drawing room is an elegant, well-proportioned room with a beautiful open fireplace and glazed doors which lead out to a covered loggia and the terrace. Adjacent to the drawing room is the charming sitting room with a further attractive fireplace (currently fitted with a gas coal effect fire) and a bay window with glazed floors, giving further access to the garden.

The 38ft partly open plan kitchen/dining room/sitting room is a particular feature of the property and is the heart of the house.

The dining room has ample space for a substantial dining table and opens through to the large sitting room which has floor-to-ceiling glazing to two walls overlooking the garden and two sets of glazed doors giving direct access to the terrace.

The kitchen is fitted with an attractive range of Neptune painted units, with slate work surfaces and integrated appliances and includes a walk-in larder.

From the entrance hall, an impressive oak turned staircase, with a beautiful stone mullion window over, leads to the first floor landing. Arranged over the first floor is the spacious principal suite comprising bedroom with bay window and well-appointed en suite bathroom with doors giving direct access to the balcony, from which there are lovely views.

In addition, there is a guest suite also with access to the balcony, a further suite, two further bedrooms and a family shower room. There is also a charming study with extensive book shelving and a further study/nursery.

On the second floor, there is a wonderful, large, vaulted 6th bedroom with a study and gamers area. This room is considered ideal for teenagers, or for use as a games room.





Outside

Hay Tor is set well back from St Annes Road behind a mellow stone and brick wall and is accessed via a sweeping carriage entrance drive. Adjacent to the drive and running its length is a well-stocked and beautifully landscaped bed with various mature trees and clipped shrubs. Approached from one side of the house, and attached to it, is the double length garage.

The principal part walled garden lies to the rear and south west of the house and is a real feature of the property having been beautifully landscaped and planted. Running the length of the house is a wide stone paved terrace providing the ideal vantage point from which to admire the garden and the views over the rooftops, with the South Downs in the distance. From the terrace, steps lead down to the main garden which is laid to sweeping expanses of lawn with various well-stocked borders and a striking circular, ornamental pond with central fountain. To one side of the garden, there is a charming "den" area which provides the ideal space for children to play and includes a good sized garden store. Towards the far end of the garden is a charming summer house, immediately to the front of which is a decked seating area. The garden provides an exceptional setting and outlook for the grand townhouse.



Location

Hay Tor is situated on a highly sought after road about 0.3 mile from the centre of the "Old Town" with its selection of shops for everyday needs including a Waitrose, and within easy read of Eastbourne town centre. The seafront promenade with theatre complex, Towner Art Gallery and International Lawn Tennis Centre at Devonshire Park are within easy reach. Eastbourne mainline train station is only about 0.5 mile away with services to London (London Victoria in about 1 hour 30 minutes) also to Brighton and Ashford International.

The town has an excellent range of shopping, entertainment and sporting facilities, including three principal golf courses, one of the largest marinas in Europe and a David Lloyd Sports Centre. The historic county town of Lewes is about 16 miles to the west and the vibrant city of Brighton & Hove is 28 miles distant. There are channel ferries from Newhaven and international flights from Gatwick.

Eastbourne is close to some of the most beautiful and striking countryside in the United Kingdom. The iconic white cliffs of the Seven Sisters Country Park, Friston Forest and the South Downs National Park provide many miles of spectacular countryside and coastline for walking and recreation.

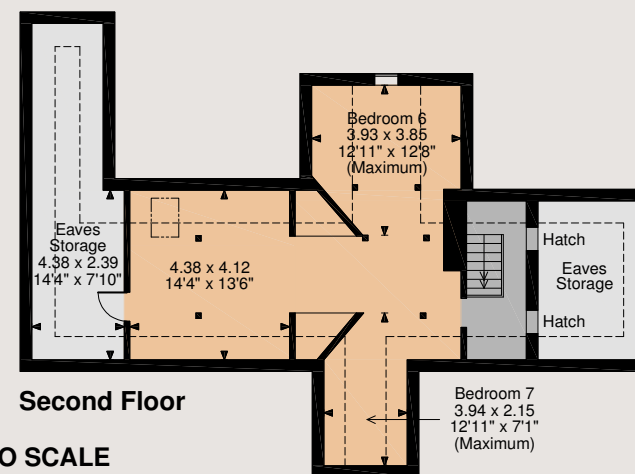
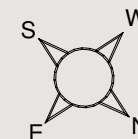
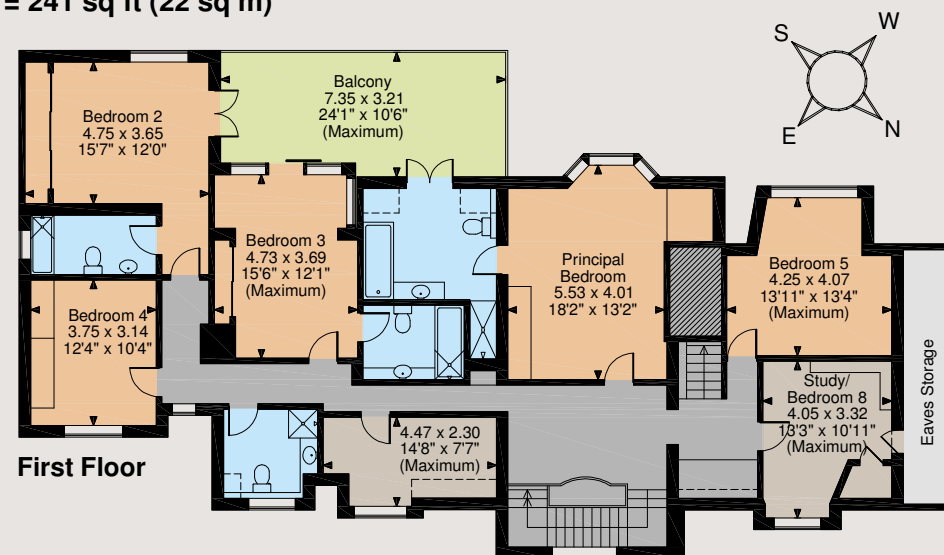
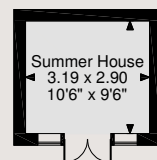
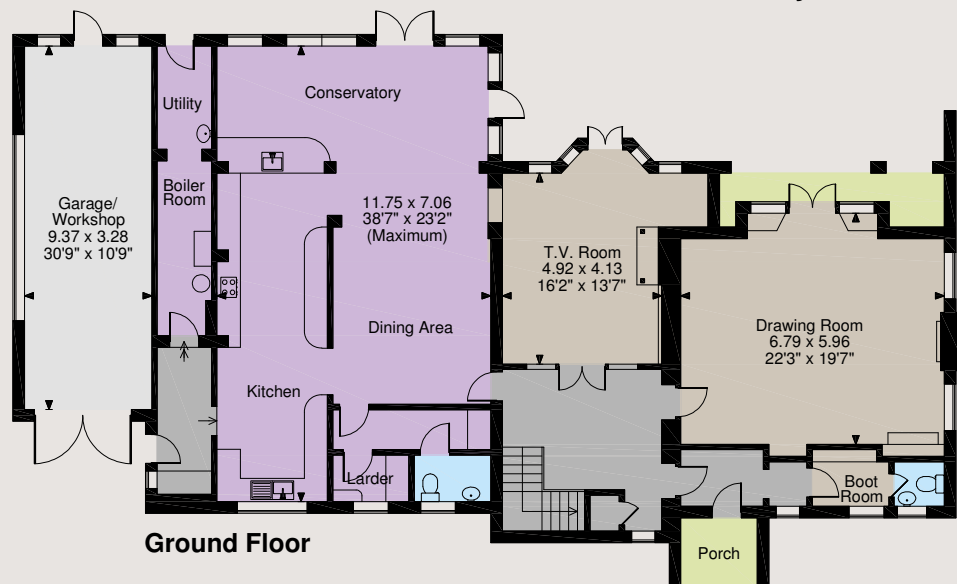
There are a number of excellent private and state schools in the area including Eastbourne College, St Andrews School and Bede's.







Hay Tor, St. Annes Road, Eastbourne
Main House internal area 4,626 sq ft (430 sq m)
Garage internal area 331 sq ft (31 sq m)
Summer House internal area 100 sq ft (9 sq m)
Balcony external area = 241 sq ft (22 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

Driving from London, turn left off the A27 onto Willingdon Road (A2270) by the Hurst Arms pub turn left onto Mill Road, continue along Mill Road linking to the top of St Annes Road. Continue along St Annes Road for approx 200 meters towards Hay Tor, which you will find on the right.

What3words: ///moth.slip.smiles

General

Local Authority:

Eastbourne Borough Council Tel: 01323 410 000

East Sussex County Council Tel: 03456 080 190

Mobile Phone Coverage/broadband:

Information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, electricity, gas and drainage

Council Tax: Band G

Guide Price: £1,950,000

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