



Flat 7, The Hoo, Willington, East Sussex

STRUTT & PARKER

Flat 7, The Hoo, Church Street, Willingdon, East Sussex BN20 9HR

A spacious apartment within this magnificent Grade I listed house, set within a stunning communal garden.

Eastbourne 2.5 miles, Lewes 13 miles, Brighton 21 miles, Gatwick 45 miles, London 61 miles

Entrance hall | Drawing room with door to small balcony | Dining room/ bedroom 3 | Kitchen | Principal bedroom | Guest bedroom | Bathroom
Communal cellar

Single garage en bloc | Stunning communal garden

The property

Flat 7 The Hoo is a well-arranged second floor apartment forming part of this magnificent Grade I listed village house. There is understood to have been a house of Georgian origin on the site, which was extensively remodelled and enlarged having been designed by the renowned architect Sir Edwin Lutyens. The Hoo features in a book titled 'Houses and Gardens by Lutyens'.

The drawing room is an elegant room with an attractive open fireplace with

an ornate oak surround, built-in book shelving and a door leading out to a small balcony, from which there is a lovely outlook over the communal garden and scenic Downland beyond. The kitchen has an oak floor and is fitted with an attractive range of cream units with solid oak work surfaces and includes an integrated dishwasher and a steel-fronted oven. The dining room/bedroom 3 is again a generous room, and two further bedrooms and a well-appointed bathroom complete the accommodation.

Outside

The communal gardens at The Hoo are a particular feature of the property and lie on the southern side of the house. The gardens are understood to be in the design of Gertrude Jekyll who worked extensively with Lutyens. The gardens are enclosed by lovely old flint and brick walls and have been beautifully planted and landscaped over the years with numerous well stocked borders. There is a large lawn with two flint and tile pavillions, beyond which two wide stone paved flights of steps lead down to a lower garden with a pretty ornamental pond and wide gravel path. To the far end of the path there is a kitchen garden area and a gate gives access to the property's single garage which is approached from Hoo Gardens.





Location

Flat 7 The Hoo is situated close to the St Mary's Church, in the centre of the picturesque village of Willingdon, which is flanked by scenic Downland countryside. The village includes a public house, a post office, Thai Village restaurant and there is an M&S Simply Food store about 0.3 mile away.

Eastbourne town centre is about 2.5 miles distant providing a train station with services to London Victoria, Brighton and Ashford International, together with an excellent range of shopping, recreational and entertainment facilities. There is an alternative station at Polegate, about 1.8 miles distant, with services to London Victoria. Lewes and Brighton are about 13 and 21 miles away respectively.

General

Services: Mains electricity, water, gas and drainage. Gas fired boiler.

Tenure: Flat 7 The Hoo is leasehold with a share of the freehold. The lease is a term of 999 years from the 25th March 1999.

Service charge: The service charge is currently £286 per calendar month - as at July 2018.

Planning: The Hoo is Grade I listed and the garden walls and pavilions are Grade II* listed as being of architectural or historic interest.



Local Authorities:

Wealden District Council

Tel: 01323 410000

East Sussex County Council

Tel: 03456 080 190

Directions

Travelling towards Eastbourne, continue to the Polegate traffic lights (Junction of A22 & A27). At the traffic lights turn right signed to Eastbourne. Having passed the Harvester Restaurant on your left and having passed through a further set of traffic lights, continue for approximately 0.7 of a mile. Take the turning on the right into Coopers Hill (just before the petrol station) and proceed for approximately 0.3 of a mile. After passing the Chalk Farm Hotel on the right, take the second left into Church Street. Proceed along Church Street and the The Hoo will be seen on the right just before St Mary's church.

Lewes

201 High Street, Lewes, East Sussex BN7 2NR

01273 475411

lewes@struttandparker.com

struttandparker.com

[@struttandparker](#)

[/struttandparker](#)

60 offices across England and Scotland,
including Prime Central London

Flat 7 The Hoo, Church Street Internal area 1,045 sq ft (97 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© ehuse. Unauthorised reproduction prohibited. Drawing ref. dig/8349847/LCO

IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken in June 2018. Particulars prepared in July 2018. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.