



# Hailsham Grange

Vicarage Road, Hailsham, East Sussex



BNP PARIBAS GROUP 



## A stunning Grade II\* listed Queen Anne house, located in a desirable East Sussex town with feature gardens.

A handsome detached period property, sensitively combining modern amenities and elegant décor with a wealth of period features including sash glazing, high ceilings and original fireplaces. It is located within striking distance of an historic market town and its extensive amenities, and within easy reach of the road network and station.



**6 RECEPTION ROOMS**



**7 BEDROOMS**



**3 BATHROOMS**



**IN & OUT DRIVEWAY**



**0.48 ACRES**



**FREEHOLD**



**TOWN**



**4,113 SQ FT**



**£1,495,000  
GUIDE PRICE**



### The property

Built in 1709 as a vicarage for the neighbouring church, Hailsham Grange is a detached Grade II\* listed Queen Anne family home offering 4,113 sq ft of light-filled, flexible accommodation arranged over three floors. Providing an elegant living and entertaining environment, it sensitively combines generously-proportioned rooms and quality fixtures and fittings with large sash glazing, high ceilings and feature fireplaces.

The accommodation flows from a rear reception hall with black-and-white tiled flooring and an original staircase to the first floor. The flooring continues through the dining room which has a front door, fireplace and display alcove. The drawing room has a feature open fireplace, curved walls with bespoke shelving and storage and a door to a vaulted conservatory with French doors to the garden.

The wooden-floored snug has panelled walls, a fireplace and a door to an inner hall with useful storage and a cloakroom. It gives access to a kitchen/breakfast room with a large bay window incorporating French doors to the rear garden, a range of wall and base units, a central island with breakfast bar, an Aga, modern integrated appliances and a door to a side hall with a fitted utility room and access to the garden. The property also benefits from a spacious cellar, suitable for a variety of uses.

On the first floor the property houses four wooden-floored bedrooms and a family bathroom with bath and separate shower, the principal having fitted storage and an en suite shower room. A separate staircase rises from the utility room to the first and second floors. The second floor provides three further wooden-floored bedrooms, a second family bathroom with bath and separate shower and music and gym rooms, both suitable for use as additional bedrooms, if required.





## Outside

Set behind high walling and having plenty of kerb appeal, the property is approached through five bar gates over a gravelled in-and-out driveway providing private parking. The well-maintained garden surrounding the property, a particular feature, is laid mainly to areas of lawn bordered by well-stocked flowerbeds and low-level topiary, all screened by mature hedging and trees. The landscaped walled garden to the rear uses the topiary to create a traditional parterre-style space with numerous zones and seating areas. It features a paved terrace, ideal for entertaining and al fresco dining.

## Location

The market town of Hailsham offers extensive independent and High Street shopping, a shopping centre, supermarkets including Waitrose, restaurants, bars and cafés, GP and dental surgeries and primary and secondary schooling.

Local leisure amenities including a 22-acre country park with fishing lake, a playing field, leisure centre, the Cuckoo Trail walking and cycling route and numerous woodland, riverside and field walks.

Comprehensive facilities are also available in the seaside town of Eastbourne and the county town of Lewes. The beaches at Eastbourne and on the south coast provide a wide range of watersports. Transportation links are excellent: the A22 links to the A27 and motorway network and to London airports, buses connect Hailsham to Eastbourne, Lewes and Brighton, and Polegate station (3.8 miles) offers regular services to Haywards Heath and central London.

The area offers a wide range of state primary and secondary schooling together with independent schools including Bede's, Eastbourne College and St Andrew's Prep.

## Distances

- A22 (Hailsham Bypass) 1.2 miles
- Eastbourne 9.6 miles
- Lewes 13.4 miles
- Brighton 22.2 miles
- London Gatwick Airport 34.7 miles
- Central London 68.0 miles

## Nearby Stations

- Polegate

## Key Locations

- Hailsham Country Park
- Michelham Priory
- The Observatory Science Centre
- Herstmonceux Castle
- Sheffield Park and Garden
- Eastbourne Pier
- Beachy Head
- Drusillas Park

- South Downs National Park
- Bodiam Castle
- Arundel Castle

## Nearby Schools

- Burfield Academy
- White House Academy
- Hailsham Community College
- Phoenix Academy
- Grovelands Community Primary School
- Hawkes Farm Academy
- Hellingly Community Primary School
- Polegate Primary School
- Hankham Primary School
- Park Mead Primary School























## Floorplans

House internal area 4,113 sq ft (382 sq m)  
 For identification purposes only.

## Directions

BN27 1BL

what3words: ///fortnight.super.rich

## General

Local Authority: Wealden District Council

Services: All mains services. Gas-fired central heating.

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

Council Tax: Band H

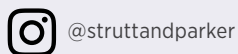
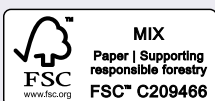
EPC Rating: E

## Lewes

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