



THE TOWER

FLAT 4 (THE TOWER), BROOK HOUSE, ARDINGLY

savills

TOP FLOOR APARTMENT IN AN HISTORIC ARTS & CRAFTS MANSION

FLAT 4 (THE TOWER), BROOK HOUSE
HAMMINGDEN LANE, ARDINGLY,
HAYWARDS HEATH, RH17 6SR

Entrance hall • reception room • kitchen
• Master bedroom • bathroom • 2nd bedroom
/study • timber storage shed • communal grounds
• off-street parking • EPC rating F

Description

Brook House is a striking and historic Arts & Crafts mansion on the rural outskirts of Ardingly. Originally believed to be a shooting lodge, the property was substantially extended during the late 1800s, creating a magnificent house drawing inspiration from classic Tudor architecture, with beam and plasterwork gables and impressive stone mullioned windows. Brook House was subsequently divided into 12 select leasehold apartments, each with a share of the freehold.

Flat 4, also known as The Tower, is a well-presented top floor, split-level apartment set in the south corner of the mansion and offering impressive views over the communal grounds. The property would be well suited as a second home or lock up and leave, as well as a primary residence. The apartment has excellent ceiling heights and airy rooms enabling light to flow throughout. Some of the original period features of the property are retained, including the mullioned masonry casement windows (with modern secondary glazing overlaid), feature fireplaces in both the reception room and master bedroom and a spectacular glass chandelier in the spacious reception room.

Modern features include underfloor heating in the kitchen and bathroom, dimmable spotlights and wood herringbone flooring in the living room and entrance hall. Of particular note is the well-appointed contemporary bathroom which features large ceramic tiles, a heated towel rail, double wash basin, and a thermostatically controlled shower over the bath. The generous master bedroom incorporates storage space including two fitted wardrobes and full-length storage located in the false wall behind the bed.

Situated on the second floor of the split-level apartment is a 2nd bedroom / study with access to the tower roof. A large storage cupboard adjoining the entrance hall completes the accommodation.

Outside

Brook House is approached via a sweeping driveway, leading through the park-like communal grounds to the parking circle ahead of the house.



The beautiful gardens extend to approximately 13 acres and have been landscaped to provide distinct points of interest, including undulating lawns set with established flowering shrubs, a paved raised terrace with space for table and chairs, and a lovely series of ponds throughout the grounds. The property has the benefit of a private timber storage shed, and access to communal storage for garden machinery.

The communal gardens also include the Brook House Cricket Ground to the west, one of the oldest cricket pitches in Britain, which is a further 7 acres in size.

Agent's Note

2018 service charge: Approximately £218 per month.

Situation

Situated in a lovely rural position in Highbrook, a small hamlet on the outskirts of Ardingly, to the north of Lindfield and within good reach of local amenities and ideal for commuters. The surrounding countryside provides delightful walks; leisure activities include golf, and sailing on Ardingly reservoir by permit.

Ardingly (1.5 miles) and Lindfield (3 miles) provide for day to day needs; comprehensive shopping and entertainment is available at Haywards Heath (5 miles), Crawley (11.5 miles) or Tunbridge Wells (20 miles).

Rail services: Haywards Heath, London Bridge/Victoria from 42 minutes or East Grinstead. Communications: The M25 orbital motorway can be accessed via the A/M23, linking to other motorway networks, Heathrow airport and the coast. Gatwick Airport 13 miles. Schools: There are many highly regarded state and independent schools in the area, including St Peter's CEP School, Cumnor House, Great Walstead, Oathall Community College and Ardingly College.

Directions

From Lindfield take the B2028 north. After about 2.3 miles, turn right onto Burstowhill Lane. Continue forward onto Hammingden Lane; take the next left turn and follow the driveway up to Brook House.

Services

Heating – electric, night storage. Mains water and electricity. Shared private drainage.

Outgoings

Mid Sussex District Council, 01444 458166. Council tax band B.

Tenure

Leasehold plus Share of Freehold.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



FLOORPLANS

Gross internal area (approx): 92.6 sq m / 997 sq ft

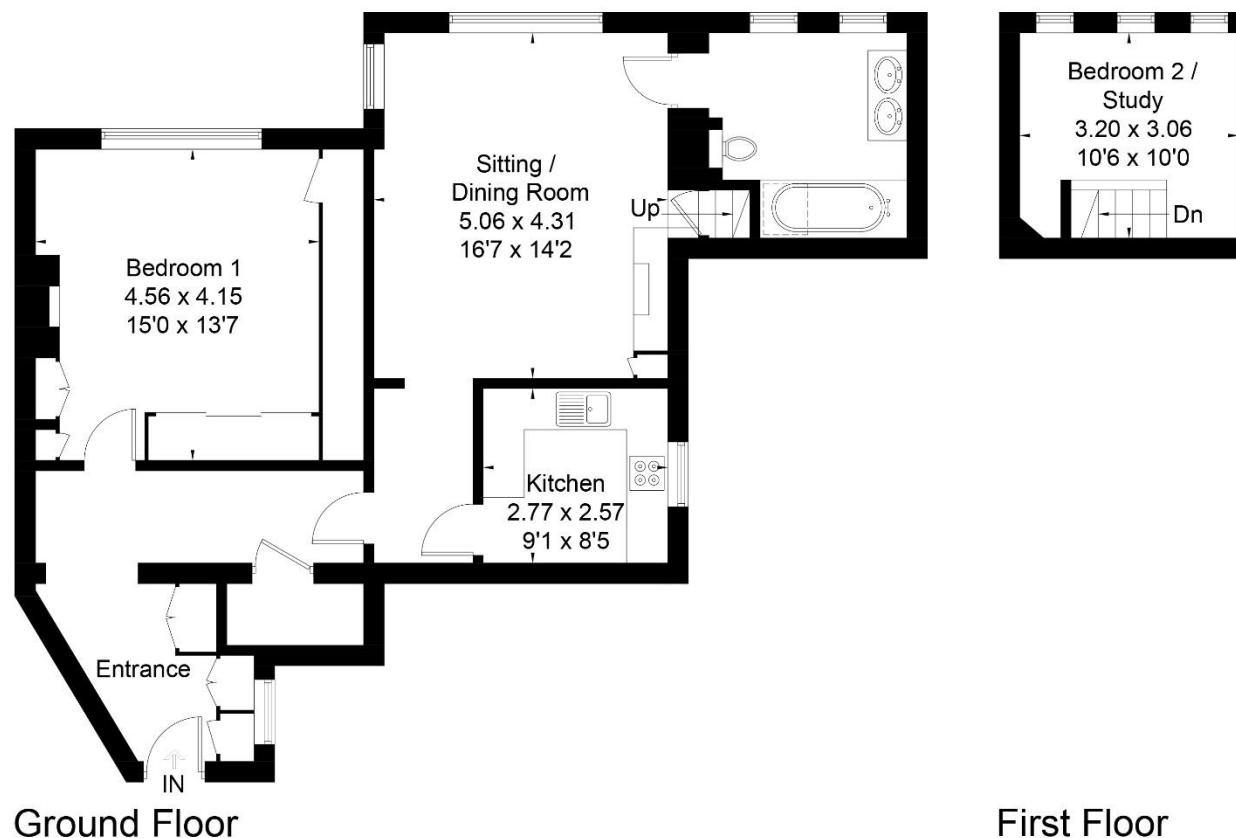


Flat 4 (The Tower), Brook House, Hammingden Lane, Haywards Heath, West Sussex, RH17 6SR

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For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		