



Conference and holiday centre in a sought after village
with outstanding South Downs views

HURSTPIERPOINT, WEST SUSSEX, BN6 9QN

Freehold



**The Sunshine Home
(The Torch Holiday and Retreat Centre)
4 Hassocks Road, Hurstpierpoint
West Sussex BN6 9QN**

- 17 bedroom conference centre with chapel
- 1 bedroom ground floor flat • 3 bedroom first floor flat
- Garden & parking • About 0.84 of an acre
- EPC ratings C & D

About the property

The Torch Holiday & Retreat Centre is an attractive period property, with partially tile hung and brock elevations under a tiled roof. It is situated at the end of a long drive in a desirable residential area, within good reach of all local amenities.

The south facing garden and the wonderful views to the South Downs are a particular feature of the property; it is presented in generally good order and, whilst it does require some updating, offers huge potential for a range of purposes, subject to the buyer obtaining the necessary permission and consents.

The property extends to an impressive 10,104 square feet in all, and is well-organised, with good accessibility in all communal areas and an internal lift.

The main conference centre is arranged over two floors, with a reception, catering facilities, lounge, snug and a conservatory style dining room with an outstanding outlook across the garden to the Downs. It offers 17 en suite bedrooms, a staff flat and a chapel.

There are two separate flats in the west wing of the property, with their own access.

To the front of the property is the drive and parking, with side access to the rear garden, a good sized space with has an elevated terrace, path and steps down to the rear lawn, a decked terrace and a large summer house/ games room.

Please refer to the floorplans for a comprehensive overview of the full layout and extent of the accommodation.





Agent's Notes

This disposal is subject to the requirements of the Charity Act.

This property is offered for sale with the use C2 residential institution, apart from the ground floor flat which is designated C3 residential. Buyers wishing to change the use of this property will need to make their own applications to obtain the necessary permissions and consents.

Situation

Situated in a Conservation Area in the heart of one of Sussex's most sought-after villages, Hurstpierpoint, just outside the South Downs National Park.

Hurstpierpoint has a good range of local amenities and the house is within just a few minutes' walk of the High Street where there are some lovely boutiques, cafes and restaurants, pubs and an excellent local butcher. Comprehensive shopping is found at Burgess Hill (four miles), Haywards Heath (seven miles), Brighton (11 miles) and Lewes (12 miles).

There are many leisure activities available with walks across the South Downs, a variety of equestrian pursuits, sailing off the south coast and golf across the county. There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport links are excellent, with frequent services to London from Hassocks station (1.3 miles, London Bridge/London Victoria from 56 minutes). The A23/M23 is readily accessed to the west of the village, (Gatwick airport 19 miles, M25 J7 30 miles).

There is a good selection of highly regarded state and independent schools in the area including St Lawrence CEP School, Downlands Community College, Hurstpierpoint College, Burgess Hill Girls, Brighton College and Lewes Old Grammar.



Directions

From Haywards Heath, proceed west on the A272 into Ansty and proceed straight over the mini-roundabout in the centre of the village. Turn right into Cuckfield Road; proceed straight over at the roundabout with the A2300 and straight over at the crossroads by The Sportsman Inn. In Hurstpierpoint, keep left on Cuckfield Road and then turn left at the mini-roundabout onto the High Street. The driveway to The Torch Retreat Centre House is on the right, after the turning for South Avenue.

Services

Gas fired central heating. Mains gas, electricity, water and drainage.

Local Authority

Mid Sussex District Council,
01444 458166.

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.



Flat 1



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The Sunshine Home (Torch Retreat Centre)

Gross internal area (approx) The Sunshine Home 724.3 sq m/7796 sq ft

Chapel 53.8 sq m/579 sq ft

Flat 1 63.5 sq m/683 sq ft

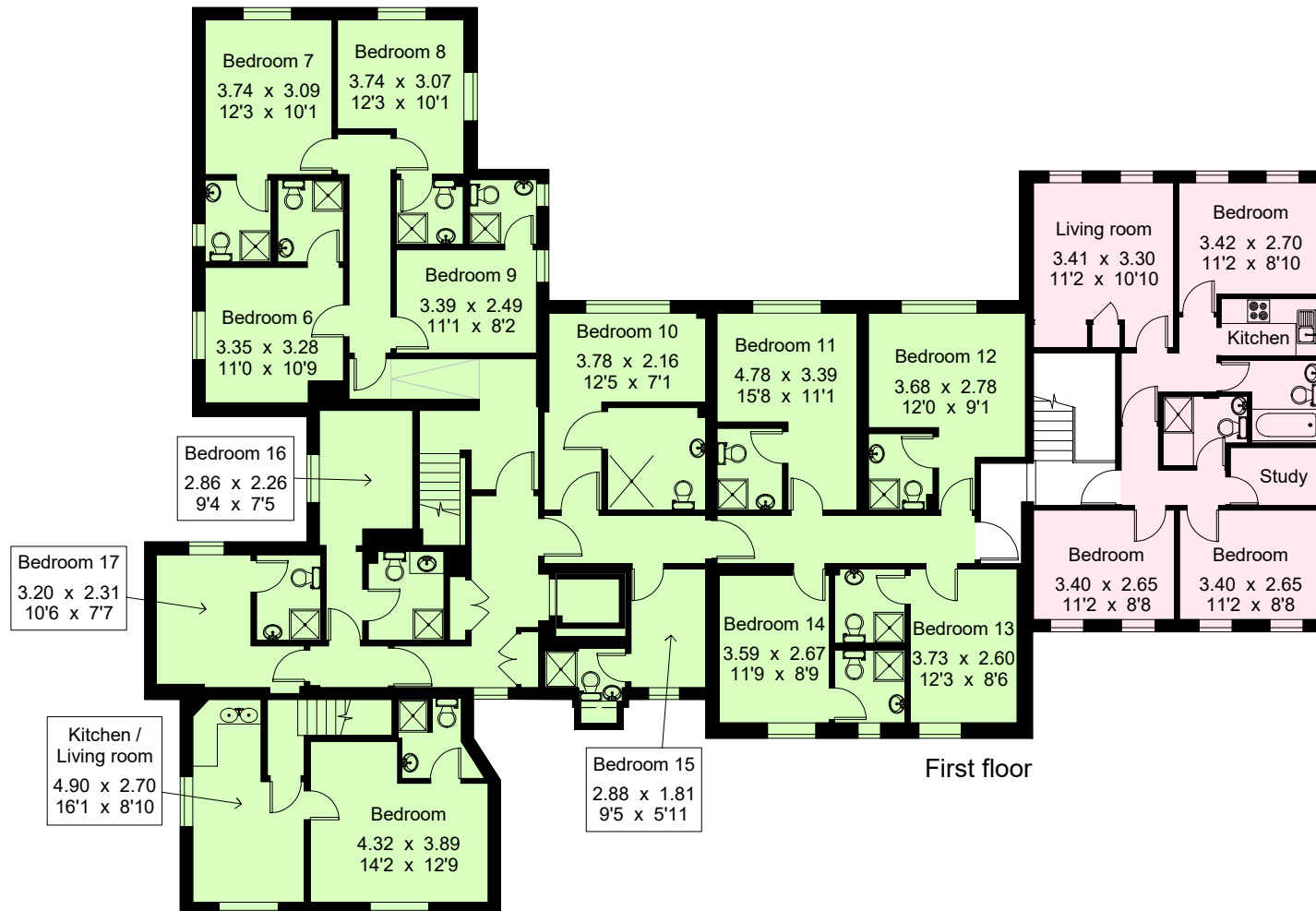
Flat 2 65.3 sq m/702 sq ft

Total 938.7 sq m/10104 sq ft



Ground floor

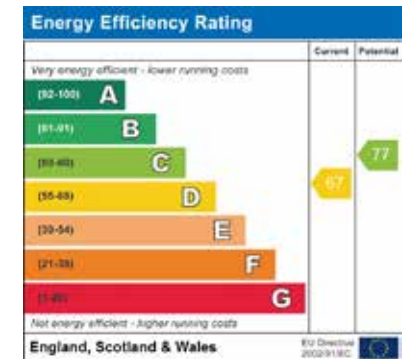
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The Sunshine Home



Little Torch





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