



## Substantial and beautifully presented first floor apartment in an impressive country house

**4 Slaugham Manor, Slaugham Place, Slaugham, Haywards Heath RH17 6FT**

Guide price £650,000 Leasehold (Lease Expiry December 2144)

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Communal reception hall with lift and private boot room  
• Private entrance hall • Substantial open plan kitchen, dining and living room with rooftop balcony • Two bedrooms (both en suite) • Cloakroom • EPC rating D

### History

Completed in 1901, Slaugham Manor was designed in the Jacobean Revival style by Arts & Crafts architect Walter Ernest Tower. Originally built as a private home, it was later converted to a hotel and then spent some 40 years as a training and conference centre for Sussex Police.

The building was converted into just nine generously-proportioned and individually designed apartments in 2020. During the conversion great care was taken to retain and replicate the original architectural features of the house to enhance the building's stately character, examples being the distinctive battlement rainwater hoppers to the striking Elizabethan-style chimney stacks, restored mullioned windows, a magnificent hallway and staircase, and imposing stone lions which keep watch over the front entrance.

### About the property

The Manor's main front door opens to a communal reception hall, which has private boot rooms for all of the apartments. Number 4 is situated on the first floor, accessed via a lift or by the handsome turned staircase rising to the upper floors.

Number 4 is one of the finest of the nine apartments, extending to 1,570 square feet and featuring a magnificent panelled open plan kitchen, dining and living room at its heart. The rooms lie off a

spacious private entrance hall, with double utility cupboard and fully tiled cloakroom. Double doors open to the impressive dual aspect living room, which offers a versatile living and entertaining space, with beautiful panelled walls, ornamental plasterwork frieze and ceiling, and a carved stone open fireplace with tiled insert. Three sets of full-height, arched windows fitted with plantation blinds overlook the communal grounds and French doors open to a large, private rooftop terrace.

The kitchen is situated to one end of the room, fitted with a range of white shaker-style units, with granite worksurfaces, and wood-topped central island and integrated appliances.

There are two generous bedrooms, both with square bay windows and superbly appointed en suite bath or shower rooms; one of the bedrooms also benefits from fitted wardrobes and a separate built in closet.

### Outside

Slaugham Manor is situated at the end of a long private driveway, surrounded by manicured communal grounds.

Each apartment comes with two allocated parking spaces, with additional shared visitor parking.





### Local Information

Slaugham is a picturesque village in the High Weald Area of Outstanding Natural Beauty. The larger villages of Cuckfield and Handcross (four miles and three miles respectively) offer a number of local amenities.

Comprehensive shopping, bars and restaurants area available at Haywards Heath and Horsham (both six miles).

There is an array of leisure activities available in the area including many opportunities for equestrian pursuits, sailing at Ardingly Reservoir and golf across the county as well as walking and cycling. There is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Transport links: there are frequent rail services to London from Haywards Heath, Balcombe (five miles), Horsham (six miles), Gatwick airport (13 miles) and Three Bridges in Crawley (12 miles), offering a fast service to London terminals from 36 minutes. The Gatwick Express to London Victoria takes as little as 30 minutes.

The A23/M23 lies a couple of miles to the east, giving access to London and the M25, Gatwick airport and the south coast.

Schools: there are a number of highly regarded state and independent schools in the area

including Ardingly College, Hurstpierpoint College, Worth, Handcross Park School, Warden Park Academy, Holy Trinity C of E Primary in Lower Beeding, St Mark's C of E in Staplefield, The Weald, Millais and The Forest School.

### Services

Central heating (electric boiler). Underfloor heating in the bathrooms. Mains electricity, water and drainage.

### Outgoings

Mid Sussex District Council, 01444 458166. Tax band E.

### Tenure - Leasehold

The nine properties in Slaugham Manor are held on 125 year leases, which expire on 31 December 2144.

### Service Charge

The service charge is reviewed and paid annually. The current charge is c.£2,500 per annum, which includes building insurance, maintenance of the house, gardens, driveway and private drainage.

### Ground Rent

The ground rent is £250 per annum, paid bi-annually and reviewed every 10 years (next review date 1 January 2030).

### Energy Performance

A copy of the full energy performance certificate is available on request.

### Viewing

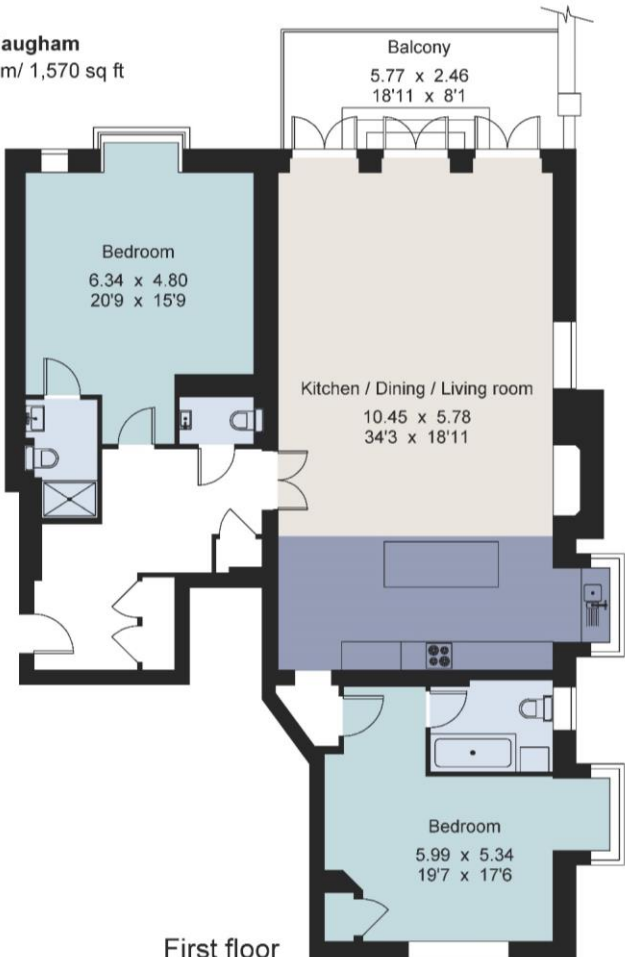
Strictly by appointment with Savills on 01444 446000.








4 The Dencombe, Slaugham Manor, Slaugham  
Gross internal area (approx) 145.9 sq m/ 1,570 sq ft



For identification only - Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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