



Southdown Lodge

Clayton Hill, Clayton, Hassocks, West Sussex, BN6 9PQ

Batcheller
Monkhouse

Our Corner of England

SOUTHDOWN LODGE

A impressive Grade II listed Georgian property now in need of complete modernisation, located in a convenient position at the foot of the South Downs with stabling and outbuildings, numerous fenced paddocks, in all approximately 9.6 acres in total.

Ground Floor

- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Family Room
- Cloakroom
- Cellar (Lower Ground Floor)

First Floor

- Four Double Bedrooms
- Family Bathroom
- Separate WC

Outside

- Private Gated Entrance
- Stabling

- Tack Room
- Detached Garage
- Barns
- Paddocks
- In Total 9.6 Acres



DESCRIPTION

The property is a handsome Grade II listed Georgian home which has been derelict for several years and now requires completely modernising. Set at the foot of the South Downs just below the Jack and Jill Windmills in Clayton, with many outbuildings and two paddocks and a riding school. In total approximately 9.6 acres

The main features of the property include:

Ground Floor

- The ground floor currently provides a **Kitchen/Breakfast Room** and three **Reception Rooms** with many period features including an open fireplace, high ceilings throughout, and with steps down to a **Cellar**.

First Floor

- The first floor currently offers four **Double Bedrooms**, a **Family Bathroom** with separate **WC** and, as mentioned previously, the property does require extensive updating throughout.

OUTSIDE

Approached off of the Brighton Road through a private gated entrance, the driveway leads to an area of parking in front of a detached double garage. There are gardens on the north side of the house backing on to one of the paddocks. The driveway then follows round to the stable yard which has six stables, a hay store, tack rooms, a sand school and two paddocks, and there are further agricultural buildings and several fenced paddocks on the slopes of the downs. In total approximately 9.6 acres.

AMENITIES

Local: Hassocks has a bustling high street with a number of useful stores, cafes and a small supermarket. Hurstpierpoint offers an attractive high street with many independent shops and pubs.

Towns: Burgess Hill (4 miles), Brighton (7.5 miles), Haywards Heath (8 miles), Lewes (11 miles)

Transport: Hassocks Station (1.3 mile) and Haywards Heath Station (8.4 miles) both with services to London in approximately 70 minutes. Gatwick Airport (23 miles).





Schools: Hassocks Infant School www.hassocks.w-sussex.sch.uk, St Lawrence Primary School www.stlawrencehurst.co.uk, Downlands Community School www.downlands.w-sussex.sch.uk, Hurst College www.hppc.co.uk, Burgess Hill Girls www.burgesshillgirls.com, Brighton College www.brightoncollege.org.uk, Lewes Old Grammar School www.logs.uk.com

Leisure: Pyecombe Golf Club www.pyecombegolfclub.com, South Downs National Park www.southdowns.gov.uk

DIRECTIONS

From Hassocks head south on the A273 Brighton Road, passing South Downs Nurseries on your left hand side. Continue for a short distance, passing over the railway then, shortly after passing a left hand turning towards Ditchling then Underhill Lane on your left, the property will be found on your left hand side.

What3Words: ///allow.lingering.laugh

Additional Information

Local Authority: Mid Sussex District Council, Haywards Heath, West Sussex- RH16 1SS . Telephone 01444 458166 Website: www.midsussex.gov.uk.

Services (not checked or tested): Mains electricity and water are connected. Private draining, oil fired central heating.

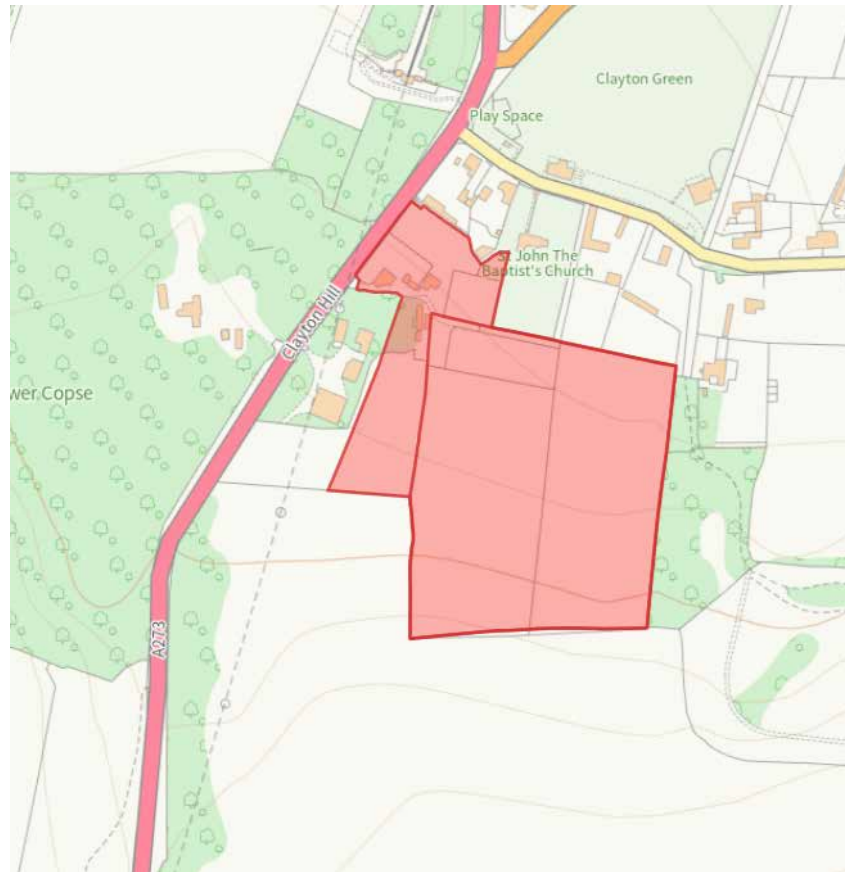
Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX418363X

EPC: EPC Exempt

Council Tax: Band G





GUIDE PRICE £1,000,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermunkhouse.com

Haywards Heath
01444 453181
hh@batchellermunkhouse.com

Pulborough
01798 872081
sales@batchellermunkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermunkhouse.com

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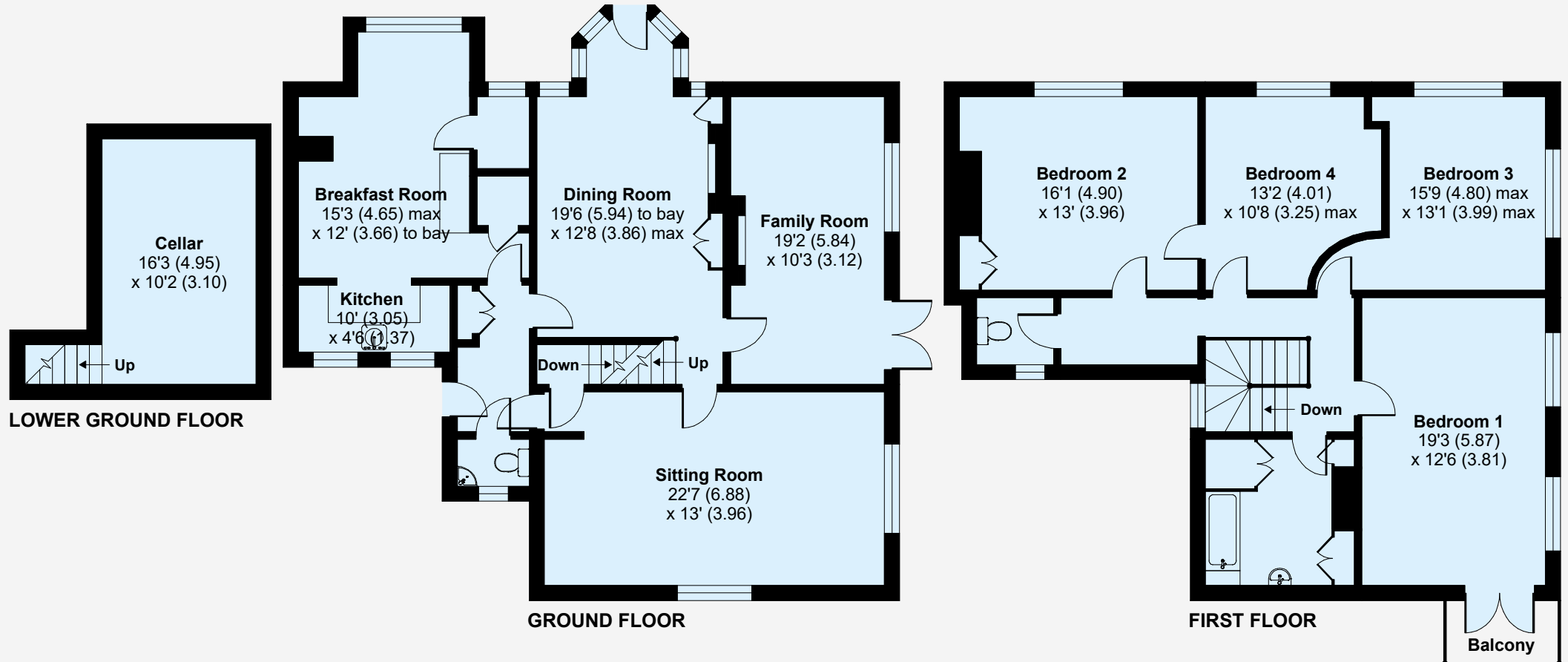
Approximate Area = 2369 sq ft / 220.1 sq m

Outbuilding(s) = 2057 sq ft / 191.1 sq m

Garage(s) = 455 sq ft / 42.3 sq m

Total = 4881 sq ft / 453.5 sq m

For identification only - Not to scale



Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



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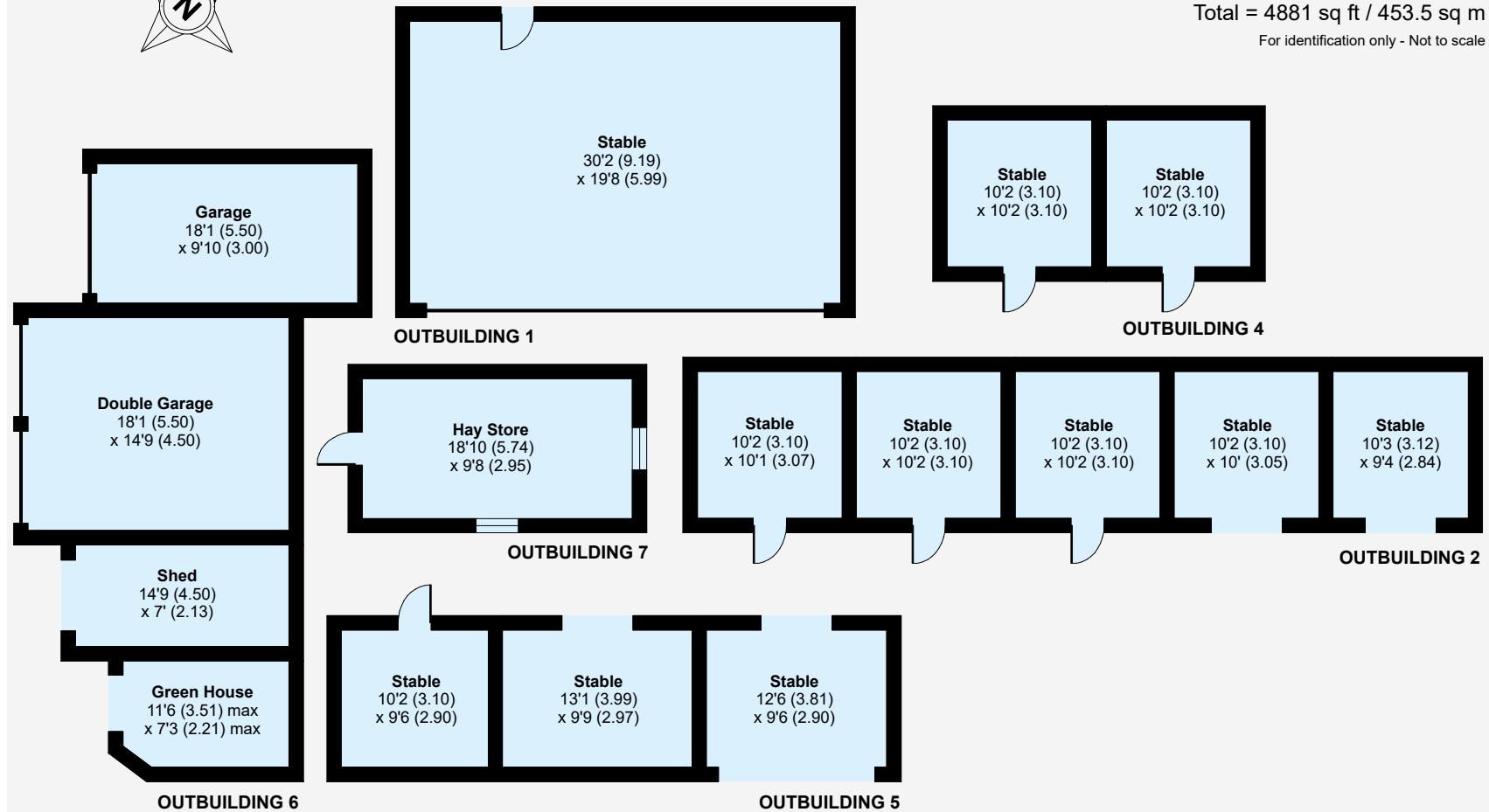
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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