



GROSVENOR HALL



HAYWARDS HEATH ~ WEST SUSSEX






**GROSVENOR
HALL**


A BEAUTIFUL NEO-GOTHIC FORMER CONVENT
 CONVERTED INTO A LUXURY DEVELOPMENT
 OF EIGHT UNIQUE TOWNHOUSES, ALL WITH
 PRIVATE GARDENS AND PERIOD FEATURES,
 AND FIVE INDIVIDUALLY DESIGNED
 DETACHED HOUSES.

Overview & History

*L*ocated on the edge of Haywards Heath and set in nine acres of landscaped gardens adjoining ancient bluebell woodland, Grosvenor Hall is a beautiful Neo-Gothic building skilfully converted into eight stunning individual Victorian townhouses all with private gardens, together with five further detached homes. These eight elegant homes combine period features with comfortable modern living designed to the highest specification:

built in 1886, the building was used as a convent for the Community of The Holy Cross, an Anglican Benedictine order, then as an orphanage. It was designed by Ninian Comper, one of the last great Gothic Revival architects and retains many gothic period details. The main chapel (now Chapel Height apartments) was designed by Max Gill and added shortly afterwards, with the foundation stone being laid in June 1902 by Viscount Halifax.



CGI



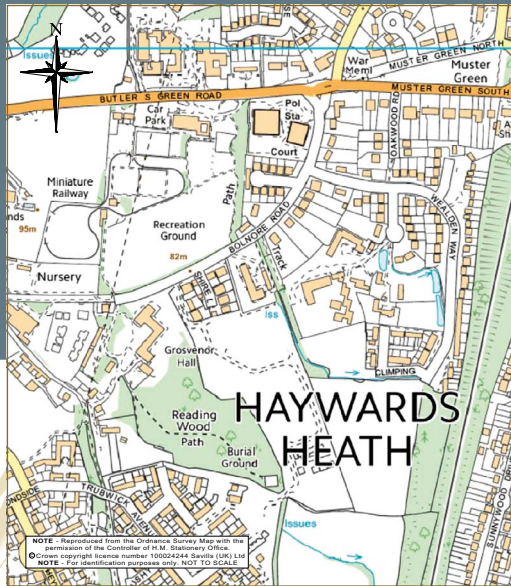
SITUATION

Grosvenor Hall is situated on the western side of Haywards Heath, a town which has long been a favourite of commuters owing to its easy links to London and the coast. The station is located within one mile and offers train services to London Bridge, Victoria and Blackfriars, with journey times of between 45 minutes to 1 hour. In addition, Haywards Heath station is on the Gatwick Express route, giving even faster

journey times to London and Brighton in peak hours. The A23 and M23 are on the doorstep, leading north to Gatwick and the M25, and south to Brighton and the coast. For frequent travellers a home at Grosvenor Hall could be an ideal UK base for a 'lock up and leave' lifestyle. Haywards Heath town offers a range of high street shops and several supermarkets including a shortly to be opened Waitrose,

a variety of restaurants on the Broadway and swimming and sports facilities at the Dolphin Leisure Centre. The town's history can be seen in the Conservation Area around Muster Green, where there are many listed buildings including a 16th century pub, The Sergison Arms, and the historic church of St Wilfrid's, another landmark. For quieter moments, Haywards Heath is surrounded by the scenic





countryside of the High Weald, Ashdown Forest and the glorious South Downs as well as number of picturesque villages such as Cuckfield and Lindfield.

Outdoor pursuits on offer include a highly active equestrian scene with riding in Ashdown Forest, show jumping at Hickstead and racing at Plumpton. There are also the famous gardens of Nymans, Wakehurst Place and Sheffield Park to

stroll through. The agricultural showground at Ardingly hosts the famous South of England Show and country fairs throughout the year.

There is a superb cultural scene, with world-class opera at Glyndebourne near Lewes, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literature events.



SPECIFICATION

OUTSIDE

Gardens and grounds Set in over nine acres, each property within Grosvenor Hall has its own private garden and/or terrace, as well as use of landscaped communal grounds and ancient bluebell woodland.

Parking and garaging Plots 1-8 each have a garage and two allocated car parking spaces. Plots 9 and 10 have detached oak double garages with tiled roofs. Plot 11 has a detached double garage, Plot 12 a single integral garage and surface parking, and Plot 13 an integral double garage.

FIXTURES AND FITTINGS

Kitchen Bespoke kitchens are by Hamilton Stone Design with black Via Lattea granite worktops, polished nickel handles, oak flooring and Franke sinks and taps. Plots 1-8 have oven/combi and induction hobs by Miele; wine chillers by Caple; all other appliances are Neff. Plot 10 is fitted with a Rangemaster Elise Range Induction cooker and an American fridge/freezer.

Bathrooms All have underfloor heating and are fitted with baths by Kaldewei and Bette, basins and WCs by Burlington, and showers and tap fittings by St. James.

Fireplaces Plots 1, 3-8 are fitted with period style fireplaces, Plots 2 and 10 have wood burners.

Flooring Oak flooring in the reception rooms and kitchens, bespoke Victorian-style tiled floors in the entrance halls to Plots 1-8. Carpet in the bedrooms and tiled bathrooms.

Ceiling roses and coving A mixture of refurbished original and new.

External finishes Both front and rear paved areas laid to Indian Limestone.

Security All houses have alarm systems providing detectors. Alarm setting is via a simple panel and fob system that can be linked to a control centre.

REFURBISHMENT DETAIL

Summary The houses have been completely refurbished and where necessary renewed to include rewiring, re-plumbing and new mains services.

Gothic doors and windows Refurbished where possible, otherwise replaced to period design.

Shutters and interior doors All shutters are original and have been refurbished, as well as some of the internal doors.

Decoration Classic neutral palette throughout.

Damp proof course Each period house has an injected damp proof course which is individually guaranteed.

UTILITIES AND SERVICES

Radiators On the ground floors radiators are in period style or discreetly hidden behind bespoke covers with period-style grilles; the upper floors have modern panel radiators.

Heating Gas fired central heating with each house having its own boiler.

Meter cupboard Bespoke cupboards are located in the rear gardens to plots 1-7; Plot 8's cupboard is located at the front of the property.

Utility rooms Each house has a separate utility room.



AGENTS' NOTES

Purchasers of the properties will own a thirteenth share of the Management Company and will contribute to the costs of maintaining communal grounds, the ancient woodland and various shared services.

Architects: Matthew Borowiecki Architects & DLG Architects LLP.

CGIs of landscaping and proposed plans are intended for guidance only and may be subject to change. Supplied by Matthew Borowiecki Architects.

Historic photos of Grosvenor Hall used by permission of The Community of the Holy Cross.



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