

# STEPHEN PARRY

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## & COMPANY



Infinity, Battery Hill, Fairlight, Near Rye, Sussex, TN35 4AL

A mature building plot of 1.5 acres with planning permission for a 9,000 sq ft house. The plot is situated at over 400 feet above sea level and commands one of the finest sea views on the south coast.



## Accommodation

### Lower ground floor

Jacuzzi room • Bar • Sauna • Changing rooms • Gym • Garden Room • Den • Bedroom 7 • Rest room • Music room • Garden store • Wine cellar • Utility room

### Ground floor

Reception hall • Cloakroom • Bedrooms 4, 5 and 6 (all with en suites) • Lift to all floors • Office • Boot room • Garaging

### First floor

Cloakroom • Sitting room • library • Study • Dining Room • Kitchen / breakfast / family room • 3 balconies • Sun terrace

### Second floor

Cloakroom • gallery • Bedroom 1, 2 and 3 (all with en suites) • 2 Sun terraces • Gardens and grounds

## Location

Located at the top of Battery Hill, Fairlight from where there are far reaching views across Rye Bay. In the vicinity is a local nature reserve and bird sanctuary. Spectacular cliff top walks are available at Hastings Country Park, which stretches from Hastings to the beach at

Cliff End, Pett Level and comprises a 660 acre area of maritime sandstone cliff with a cliff top area of grassland and heath, woodland, glens covered with gorse and trees, and nature trails. Most of the park has been designated a special Area of Conservation and a Site of Special Scientific Interest. Nearby Winchelsea Beach boasts a nationally renowned local butcher, delicatessens, convenience store and the Ancient Town and Cinque Port of Rye, famed for its medieval architecture and cobbled ways is within 5 miles. The town offers a range of local independent shops, schools for all ages, general weekly market and local train services to Brighton and to Ashford from where there are high speed connections to London St. Pancras (37 minutes) and the Continent via Eurostar.

Westward is Hastings (4 miles) with its seafront promenade, fishing fleet, Old Town and Priory Meadow shopping centre. From the town there is a direct rail service to London Charing Cross, which can also be accessed at Battle (11 miles). Hastings offers a wide range of schools including Helenswood Performing Arts College for girls, William Parker Sports College and two new and independently run Academies. In the private sector, there is Buckswood School at Guestling and Battle Abbey.

## The Plot

Situated at over 400 feet above sea level and extending to about 1.5 acres of beautiful mature gardens, the site commands one of the finest sea views on the south coast, encompassing a broad sweep of Rye Bay and the English Channel. On a clear day the White Cliffs of Dover and the French coast can be seen. The site is entered by a sweeping entrance drive, bordered by lawns and a wide variety of mature trees including a fine eucalyptus. The grounds then slope gently to the south east with lawns, banks of flowering shrubs including rhododendrons and azaleas. At the lower level there is an informal area with trees and shrubs under- planted with spring bulbs.

## Planning

In February 2008 planning permission (application number RR/2007/3506/P) was granted for the demolition of the existing dwelling and the erection of a substantial new house. The approved design reflects the Art Deco themes of the iconic De La Warr Pavilion at Bexhill-on-Sea and transforms them into a ground breaking piece of 21st century architecture. Revised planning permission was granted in 2013 reference RR/2012/2418/P (decision date 29/01/13). The house has been designed by architect Derek Briscoe whose water tower conversion at Rolvenden (near Rye) was featured on Channel 4's Grand Designs in 2006. The accommodation is arranged on 4 levels and provides over 9000 sq ft of contemporary living space. To take full advantage of the spectacular panoramic views, the main living areas are set on the first floor opening onto balconies. For this reason too the seaward elevation of the house is almost entirely glazed. The availability of planning permission for such a substantial house of contemporary design provides a rare opportunity to construct a new country house of the highest standard which would incorporate the latest technological and sustainable features.





Circa 1985

### **Tenure**

Freehold.

### **Services**

Mains electricity, water and mains drainage are available on the site.

### **Local Authority**

Rother District Council  
+44 (0)1424 787000

### **Fixtures and Fittings**

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

### **Viewing**

Strictly by appointment with Stephen Parry & Company on +44 (0) 1926 883311

*Note: Since the panoramic photo was taken in May 2008 wind turbines have been erected on Walland Marsh which is seen on the far left hand side of the photograph and which is approximately 10 miles from the site.*

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