

# Skyfall

Region: Sussex Sleeps: 14

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## Overview

Skyfall holds a wonderful, elevated position nestled on the cliffs above St Leonards-on-Sea and enjoys magnificent sea views which can be enjoyed from the private sundeck. The beaches of West St Leonards and a variety of helpful amenities, including shops and eateries are within a ten-minute stroll of the house. Hastings, with its family-friendly attractions and trendy Old Town, is less than a thirty-minute walk or a five-minute car journey away.

Originally built as a hotel, Skyfall has been beautifully and lovingly transformed by its current owners, today boasting chic, contemporary interiors while still retaining a warm and homely feel throughout. Comfortably sleeping up to eleven guests, Skyfall makes the perfect location for a family celebration or get-together!

On the ground floor, guests will find the bright living accommodation which comprises of an open-plan kitchen and dining area, fully-equipped with all the tools a budding chef could need and access to the outdoor deck, the ultimate place to enjoy your morning cup of coffee. Also on the level, is the lounge with comfy corner sofa and large smart TV, a fantastic space for cosy movie nights with your loved ones. Upstairs, the five bedrooms are split across the first and second floors, which are accessed by the grand original Edwardian staircase.

On the first floor is the master bedroom with king-size bed and luxury en-suite bathroom, with excellent sea views which can be enjoyed from the free standing bath tub, as well as a second king-size double bedroom, again with en-suite bathroom and a children's room with fun bunk beds. Upstairs, on the second floor are the remaining two bedrooms, a king-size double room, which can be set up with twin single beds on request and a triple room with three single beds, which again can be set up with a king-size double and an additional single bed on a request basis. Both of these bedrooms benefit from their very own en-suite shower rooms.

Outside, guests will enjoy spending Summer evenings enjoying yummy barbecues al fresco on the terrace while admiring the picturesque coastline views. There is no better place to relax after an action-packed day exploring this wonderful part of Sussex than in the private hot tub!

*\*Get 4-nights mid-week for the price of 3-nights at the weekend! Please note that for mid-week stays beginning on a Monday, there is a 4-night minimum stay.*



*\*For those travelling in groups of more than 14, a one-bedroom apartment located on the same road just meters away from Skyfall is available to rent in conjunction with the main house, subject to availability. The apartment boasts a living room with Juliet balcony and sea views, fully-equipped kitchen, double bedroom and bathroom. There will be an additional charge of £150 per night for the apartment, please enquire on booking.*

## Facilities

Manor • Modern • Easy By Train • **Recommended** • **Exclusive** • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • Walk to Beach • Walk to Village • Walk to Restaurant • BBQ • Ideal for Parties • Satellite TV • Indoor Games • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Seaview • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

# Interior & Grounds

## Ground Floor

- Living room with smart TV and seating for 9
- Fully-equipped kitchen with dining facilities for 12 and terrace access
- Cloakroom

## First Floor

- Master bedroom with king-size bed and luxury en-suite bathroom with free standing bath and sea views
- Bedroom with king-size bed and en-suite bathroom
- Children's bunk bed room (*sleeping 2*)

## Second Floor

- Bedroom with king-size zip & link bed (*room can be set up with twin single beds or king-size double on request*) and en-suite shower room
- Bedroom with triple single beds (*room can be set up with king-size double and additional single bed on request*) and en-suite shower room
- Bedroom with superking bed, an additional single bed and en-suite shower room

## Exterior Grounds

- Spacious private roof terrace
- Hot tub
- Terrace
- Dining facilities
- Barbecue
- Sea views

## Additional Facilities

- Wi-Fi
- Wood burner
- 400 Thread Count Egyptian Cotton bedding
- Smart TVs with Netflix
- Selection of board games & DVDs
- Washing machine
- Cot(s) & highchair(s) available on request
- Roadside parking available on first come, first served basis



## Location & Local Information

Skyfall holds a wonderful position within St Leonards-on-Sea in walking distance of the beach and a wide variety of shops and restaurants.

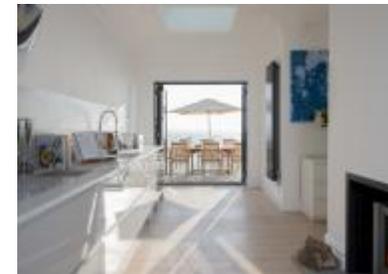
Neighbouring Hastings is less than a 5-minute car journey away and is a must-visit with its family-friendly attractions, including Hastings Castle, Smugglers Adventure, Blue Reef Aquarium and Adventure Golf courses, as well as its artsy and happening Old Town with independent eateries and excellent boutique shopping. Hastings Country Park is a 15-minute car journey from Skyfall, choose to walk from the Old Town or enjoy a ride on the East Hill funicular to the top of the cliffs, the views are breathtaking, and the walks wonderful, whether you are looking for a serious hike or simply fancy a peaceful stroll!

Further afield and for any history enthusiasts, Battle Abbey is less than a 20-minute car journey away, while Bodiam and Scotney Castles are both within a 40-minute journey. The postcard-perfect medieval town of Rye is one of England's best kept secrets, bursting with charm and character, it is just half an hour away and is well-worth a visit!

Skyfall makes an excellent venue for a reunion of friends with it being in such easy reaching distance of the capital. West St Leonards station is only a 90-minute train journey away from London Bridge and is less than a 10-minute stroll from the house!

## Local Amenities

Nearest Train Station	<b>West St Leonards (0.6km)</b>
Nearest Town/City	<b>St Leonards-on-Sea (500m)</b>
Nearest Restaurant	<b>Azur, St Leonards (700m)</b>
Nearest Supermarket	<b>Co-Op Food, St Leonards (1km)</b>
Nearest Beach	<b>St Leonards Beach (700m)</b>
Nearest Golf	<b>Beauport Golf &amp; Country Club (6km)</b>



## What we love

- The amazing sea views which can be enjoyed from the comfort of your very own hot tub!
- Excellent beaches and a wide variety of fantastic amenities are within easy walking distance making it ideal for those travelling without a car
- Two of the bedrooms feature zip & link beds which can be set up with either double or twin beds making it an ideal option for those holidaying with friends or family
- For an extra cost, two additional guests can be accommodated in a one-bedroom apartment on the same road!

## What you should know...

- The home is in a residential area and so late night noise should be kept to a minimum
- West St Leonards station is less than a 10-minute walk from Skyfall making it the perfect choice for those wanting to leave the car at home!

# Terms & Conditions

- Security deposit: £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Yes, Wi-Fi is included in the rental price
- Changeover day: Friday (Monday for 4-night mid-week stays)
- Minimum stay: Please note that there is a 3-night minimum stay at weekends. For mid-week stays beginning on a Monday, there is a 4-night minimum stay
- Pets welcome?: Not allowed
- Smoking Allowed?: No smoking
- Other Ts and Cs: No stag or hen do's, fireworks or amplified live music. Please be respectful of neighbours and limit outside noise after 10pm
- Other 2: Outdoor shoes should not be worn above ground floor level, slippers are provided
- Other 3: For those in groups of more than 11, a 1-bedroom apartment, located on the same road is available to be rented in conjunction with the main house subject to availability. There will be an additional charge of £150 per night for this, please enquire at time of booking

The lead booker must be over 30 years of age.