

# Foxgrove Hall

Region: Sussex Sleeps: 14 - 16

## Overview

In the heart of the South Downs National Park this coastal property is perfect for large groups of up to sixteen guests looking to celebrate an occasion in style. Boasting ample grounds overlooking the beautiful surrounding countryside, you can dive into the pool for a dip, sit under the stars in the hot tub or sweat out the day-to-day stress in a private sauna, the ultimate place to unwind and blow off some steam.

The house offers a number of stylish nooks to socialise and unwind in. A large living room holds panoramic floor to ceiling windows allowing you to bring the outside in, with comfy sofas to snuggle down on and a fireplace for colder months. On a warm day, throw open the sliding doors in the kitchen and glide from inside to poolside with drink in hand, or take your meals at the large dining table whilst enjoying a gentle breeze. The modern fitted kitchen has all you will need during your stay, stocked with Miele appliances, a cold and hot water filtered tap, induction hob and dishwasher, plus added bonuses like a blender and rice cooker fulfilling all your needs and more.

The property holds a gym room with yoga mat, free weights and exercise should guests wish to work out during their stay, whilst the sauna offers a chance to relax those muscles after working up a sweat.

Two generous master suites come with king size bed and sofa bed plus a suntrap balcony where you can enjoy your morning coffee taking in the fresh coastal air and lush green views. Both en-suites have a WC, walk-in shower and for extra relaxation a multi-jet jacuzzi bath. A further two double rooms, one with en-suite, benefit from views right out to the Bell Tote lighthouse, whilst a bunk bedroom, a single with additional floor mattress and a further room with sofa bed complete the sleeping accommodation.

The outdoor space offers enviable views and a large expanse of lawn for games, play and picnics. The heated swimming pool is surrounded by sun loungers and palm trees, allowing guests to recline with a magazine after a refreshing dip before settling down to a BBQ lunch on the outdoor dining furniture. There are plenty of spaces and nooks to sit with an evening glass of wine and enjoy the tranquil setting to its fullest.

If you can tempt yourself away from all that is on offer at Foxgrove Hall then there is much to see and discover in this idyllic coastal location. With the



beach within walking distance and hikes along the Seven Sisters on your doorstep, guests will be spoilt for choice when choosing activities for all ages.

## Facilities

Villa/House • Great Value • **Recommended** • **Exclusive** • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Hot Tub • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Coffee Machine • Smart TV • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Toys • Parking Space • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby

# Interior & Grounds

## Foxgrove Hall

### Ground Floor

- Modern kitchen with dining table and patio doors to the pool
- Large living room with TV
- Dining Hall
- Study room
- Utility room
- Toilet with WC and basin
- Toilet with WC

### First Floor

- King master suite with balcony, double sofa bed, en-suite with jacuzzi bath and shower
- King master suite with double bed, en-suite with bath and shower
- Double bedroom with ensuite shower
- Double bedroom with ensuite bath
- Bunk bedroom
- Single room with additional floor mattress
- Family bathroom
- Dressing room

### Outside Grounds

- Large garden
- Heated swimming pool
- Sun loungers
- Hot tub
- Outdoor dining area and additional seating
- BBQ
- Parking for five cars

### Additional Features

- WIFI
- X Box One
- Piano
- 65" Smart TV with satellite and streaming services
- Microwave
- Meile Induction cooker
- Rice cooker
- Blender
- Bread maker
- Fridge, Freezer, Toaster
- Books and reading material



- Fireplace
- Kitchen Utensils
- Children's tableware
- Children's books and toys



# Location & Local Information

With links to Eastbourne, Brighton and a range of seaside towns of the South Coast there is much to see and do in the local area. Head to the nearest beach at Birling Gap, that merges with the Seven Sisters chalk cliffs, here you can pick up a lovely cliff top walk or get down onto the pebble beach and hunt for fossils and local sealife. In the Springtime the grassland starts to flower, and the sounds, smells and colours emerge. There is a little café available at Birling Gap serving hot drinks and snacks.

Those looking to seek out a coastal landmark will enjoy a visit to Newhaven Fort. Built in the nineteenth century it has a rich history of coastal defence built into the cliffs overlooking Seaford Bay. Journey deep into the underground network of tunnels and explore the different exhibits detailing the lives of those who have worked and served at the Fort, a fascinating structure that will keep all members of your groups entertained and amazed.

Eastbourne Pier is just a short drive from the property and offers a classic glimpse of British seaside history dating back to Victorian times. There are a variety of local shops, a fish and chip shop, tearoom and even a nightclub for those in the mood. Whilst in Eastbourne, why not head to the Towner gallery that exhibits a number of national and international contemporary artworks has a cinema screening a range of art films and national releases and a restaurant on the second floor.

The vibrant city of Brighton is just 44 minutes away by car, or reachable by bus from Friston. There is a range of sights to behold such as the National's Trust's deep valley, the Devil's Dyke, perfect for cycling, picnicking or even hang-gliding and kite-flying. Head into the centre to the Brighton i360 tower with a glass pod that climbs 450ft into the sky allowing breath taking views out to sea and across the South Downs.

Potter through the range of independent shops and restaurants found on the arty North Laine, pay a visit to the Brighton Toy and Model Museum or marvel at local sea life at the Brighton Aquarium, there is much to see and do in this bustling seaside hub.

Closer to home, the village of East Dean right on the door step has a number of little cafes and shops to enjoy, as well as the noteworthy Tiger Inn on the village green, a lovely place to relax with a glass of wine or a local beer. There are often village fetes and markets to explore, offering an impressive range of hot and cold food and drinks, as well as jewellery, arts, and antiques to browse.



## Local Amenities

Nearest Airport	<b>Gatwick Airport</b> (75 km)
Sightseeing	<b>Seven Sisters</b> (4 km)
Nearest Village	<b>East Dean</b> (In walking distance)
Nearest Bar/Pub	<b>Tiger Inn</b> (2 km)
Nearest Beach	<b>Birling Gap</b> (4 km)
Nearest Supermarket	<b>Waitrose</b> (7 km)
Sightseeing	<b>Cuckmere River</b> (15 km)
Sightseeing	<b>Rathvinney Vinyard Champagne Tour</b> (12.5 km)

## What we love

- Recline in a sunlounger by the heated pool while you await lunch sizzling on the BBQ
- Enjoy a morning coffee on the master suites balconies or views out to the local lighthouse from the double rooms
- Sweat it out in your own private sauna
- With the beach walking distance away, this is the perfect holiday home for a group escape to the coast

## What you should know...

- Children should be supervised in the swimming pool and hot tub at all times
- Plastic cups and plates should be used for drinks and food in the pool area
- Please note that the swimming pool is heated from May

# Terms & Conditions

- Security deposit: £1,500 charged to the client's credit card by Oliver's Travel as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 2.00 pm
- Departure time: 10.00 am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- End of stay cleaning included?: No, the client will be charged a cleaning fee of 350 at the time of booking. However, guests are still 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
- Changeover day: Friday and Monday
- Minimum stay: 3 nights or 7 nights
- Pets welcome?: On request only and with prior agreement with the owner, at the time of booking. If accepted, please be aware that pets are not allowed upstairs
- Smoking Allowed?: Smoking & Vaping are not permitted
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are allowed, but please be aware there is a 10 pm noise curfew.
- Other Ts and Cs: The owner requests to take your shoes off when going upstairs.
- Other Ts and Cs: Swimming Pool - The pool is open between June and September (depending on weather conditions). It may be possible to open and heat the swimming pool outside of the above dates on request for an additional charge of £400. Please enquire at the time of booking for full details.