

Skyfall

Region: The South East **Sleeps:** 14

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 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, boasting chic, contemporary interiors while still retaining a warm and homely feel throughout. Comfortably sleeping up to fourteen 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!

Facilities

Wi-Fi/Internet • Easy By Train • Walk to Village • Romantic • Indoor Games • Cots (Cribs) • DVD • Walk to Beach • Golf Nearby • Beach Nearby • Manor • Modern • Board games • Recommended • Exclusive • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Walk to Restaurant • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Seaview • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Manor Interiors

Ground Floor

- Living room with smart TV and seating for 9
- Fully-equipped kitchen including induction cooker, double oven, toaster, kettle, blender, microwave, dishwasher and Sage coffee machine. Dining facilities for 12, wood burner 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*)

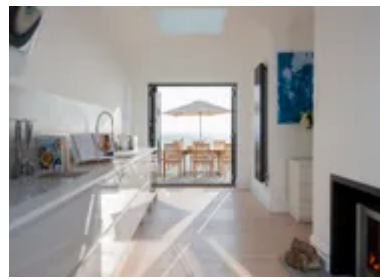
Second Floor

- 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

Outside Grounds

- Spacious private roof terrace
- Hot tub
- Terrace
- Dining facilities
- Barbecue
- Sea views
- Free roadside parking (available on first come, first served basis)

Additional Facilities



- Wi-Fi
- Wood burner
- 400 Thread Count Egyptian Cotton bedding
- Smart TVs with Netflix and Disney+
- Selection of board games & DVDs
- Washing machine and dryer
- Ironing facilities

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	West St Leonards (0.6km)
Nearest Town/City	St Leonards-on-Sea (500m)
Nearest Restaurant	St Leonards (700m)
Nearest Supermarket	Co-Op Food, St Leonards (1km)
Nearest Beach	St Leonards Beach (700m)
Nearest Golf	Beauport Golf & Country Club (6km)



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. West St Leonards station is less than a 10-minute walk from Skyfall!
- 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...

- Skyfall comfortably sleeps 12 guests across 5 bedrooms. The sixth bedroom features bunk beds which are most suitable for children, making the maximum capacity 14 guests. Please see the 'Property Layout' for further details.
- The home is in a residential area and so late night noise should be kept to a minimum.
- For an extra cost, two additional guests can be accommodated in a one-bedroom apartment on the same road!

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 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** No fireworks or amplified live music. Please be respectful of neighbours and limit outside noise after 10.00 p.m. For those in groups of more than 14, a 1-bedroom apartment, located on the same road is available to be rented in conjunction with the main house subject to an additional charge of £150 per night. Please enquire at time of booking for further details and availability. The lead booker must be over 30 years of age. Cot(s) and highchair(s) available on request. Weddings, stag/hen parties and any special events are not allowed. Skyfall comfortably sleeps 12 guests across 5 bedrooms. The sixth bedroom features bunk beds which are most suitable for children, making the maximum capacity 14 guests. Please see the 'Property Layout' for further details.

- **Changeover day:** Friday (or Monday for 4-night mid-week stays).

- **End of stay cleaning available?:** 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

- **Smoking Allowed?:** No.

- **Minimum stay:** 3-night minimum stay at weekends and 4-night minimum stay for mid-week stays beginning on a Monday.

- **Internet access?:** Wi-Fi internet access included.