

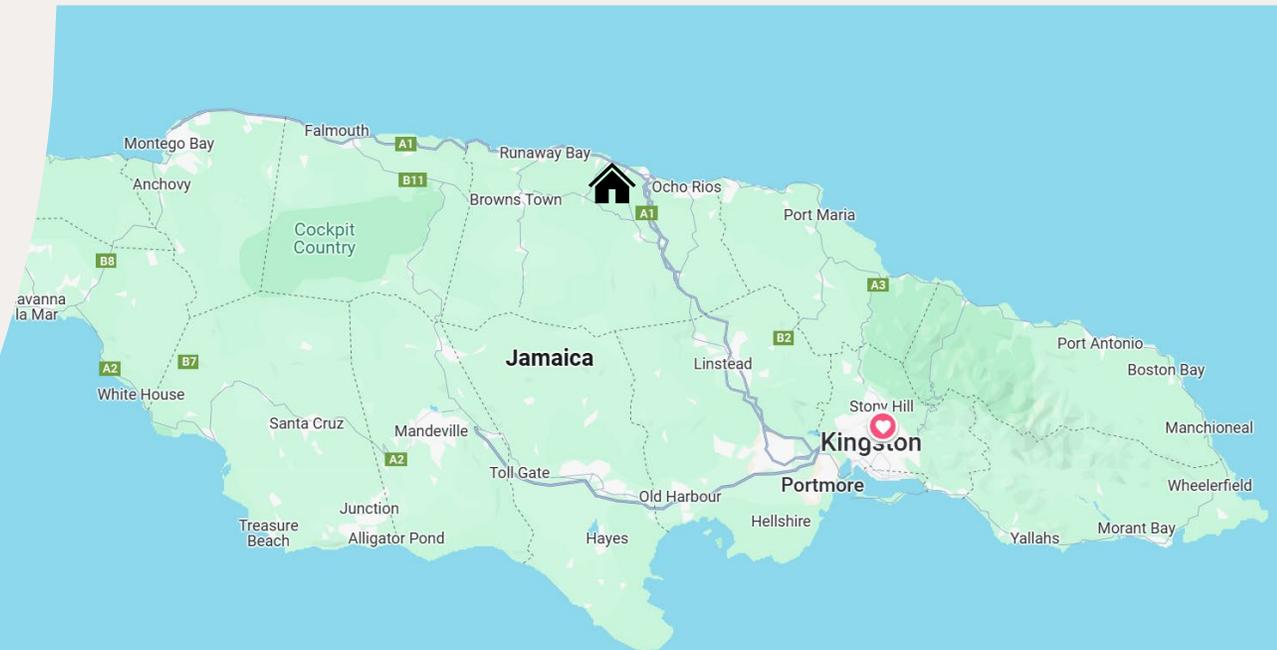
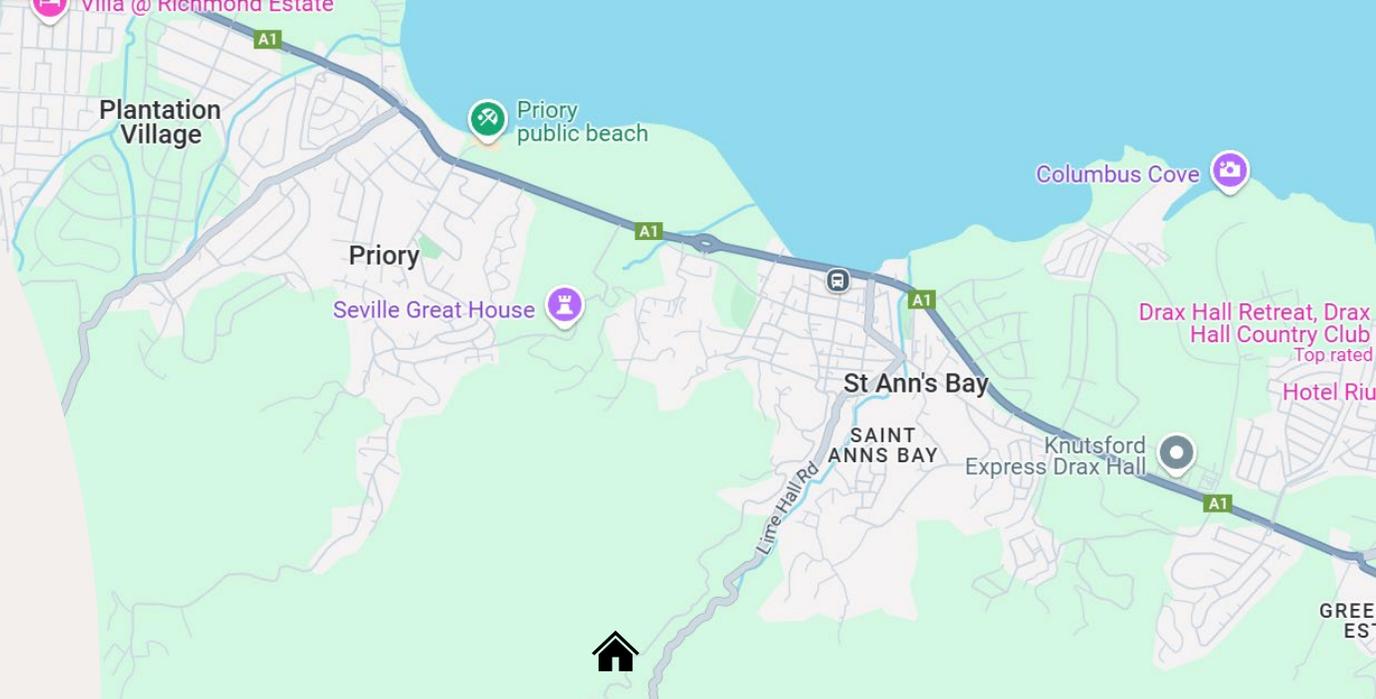


**Sussex Estate
St. Ann
Jamaica**

Location

The property is on the north coast of Jamaica in the parish of St. Ann, centrally located with easy transport links of the north coast and cross island highways:

- approximately 1.57 miles (2.51 km) above St. Ann's Bay.
- 45 miles from Montego Bay
- 8 miles from Ocho Rios
- 56 miles from Kingston.



The Property

An 18th-century Great House. The property was a thriving allspice (pimento) estate until 1970. Notable among its previous owners was Lord Brownlow, a confidante of the Duke of Windsor. Nestled into the hillside, the house has sweeping 180 degree views of the north coastline.

The property comprises two separate titles with the great house located on 15.19 acres, and a further 123.94 acre parcel is located to the west, across a small river. The 124-acre lot has subdivision approval for 21 five-acre lots.

The land is at an elevation of 875 ft. above sea level. The entire property has dramatic views of the ocean (180 degrees) and views of the mountains (180 degrees). The property has a conditional licence approval from the Cannabis Licensing Authority.

Market Valuation:

Great House Lot: \$3,500,000

Development Land: \$2,000,000

Total Combined: \$5,500,000



The House

- The main house is a Georgian Jamaican 18th-century great house. The house had been modernized, leaving the historic integrity intact and is constructed with cut stone, concrete blocks and wood.
- 5 Bedrooms and 5 Bathrooms
- **Garden:** Lush tropical gardens sheltered by two large guango trees, an array of fruit trees and kitchen garden.
- **Large guest cottage**
- **Outbuildings:**
 - Staff quarters
 - Tractor shed
 - Bird and animal houses
- **Outdoor Amenities:**
 - Hardcourt tennis court
 - Swimming pool
 - Pimento (allspice) drying barbeques
 - Diesel Generator set
- The great house will be sold partially furnished.



House Layout

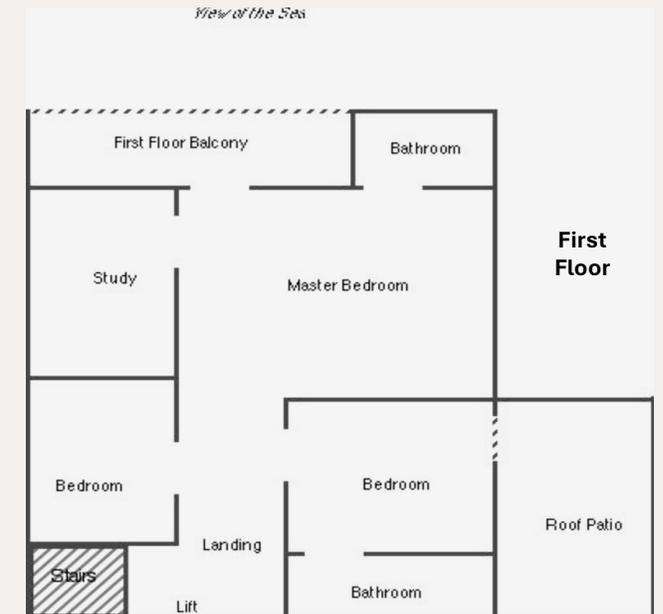
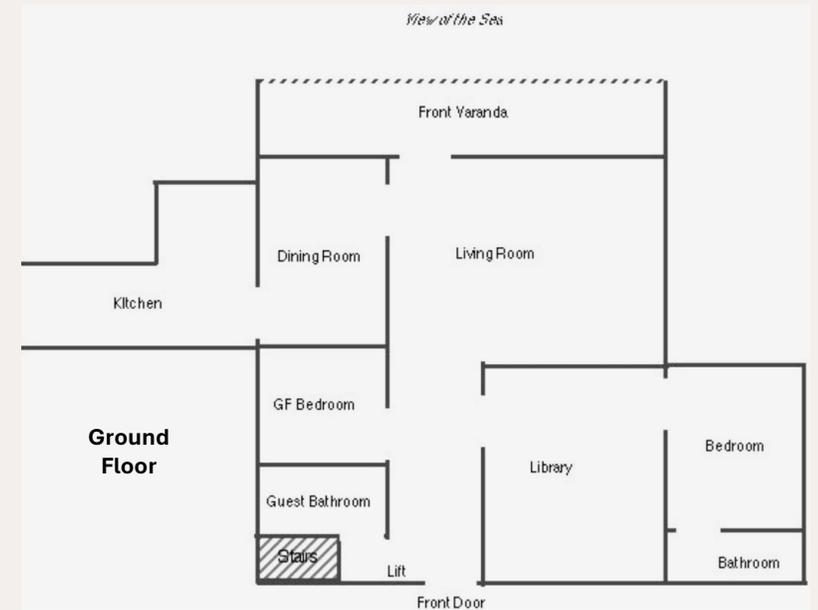
- **Ground Floor:**

- Hallway
- bathroom with shower
- small bedroom
- large library/family room
- large bedroom with en suite full bathroom and French doors to the pool terrace
- large drawing room
- large dining room
- kitchen
- laundry
- covered terrace runs the length of the northern side of the house used for dining and lounging.

- **First Floor-** The first floor is reached by a terrazzo staircase*

- landing and wide hallway
- 3 bedrooms all with en-suite bathrooms
- 1 bedroom has a door to a large east facing roof patio
- The Principal suite is very large with a balcony facing north with en suite bathroom and an office/library.

- * A single person wall mounted lift gives inclusive access to the first floor

















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