

## SUMMARY

An attractive detached five-bedroom, three-reception room Victorian villa situated in a prime position directly overlooking Alexandra Park.

To the ground floor: open plan kitchen-dining-family room with quartz countertops and breakfast island, dishwasher, electric oven and hob and fridge freezer; utility room with washing machine; two further reception rooms; conservatory opening onto the gardens; WC.

To the first floor: five bedrooms, one with ensuite shower room; with modern family bathroom on the half landing.

To the second floor: two versatile loft rooms arranged either side of the landing.

Outside space: the house is set behind a mature front garden, with a generous driveway and turntable parking to the side, and rear garden comprised of mature shrubs and pathways.

Notable features: attractive central staircase, tiled hallway, spacious first floor landing, original fireplaces, classic picture rails, under stair storage, stained glass.

Initial tenancy term 12 months Annual household income threshold: £82.500 Available now









#### **GROUND FLOOR**

Kitchen / Dining / Family Room 33'2" x 14'1"

Reception Room

13'5" x 11'1"

**Reception Room** 

Utility Room 14'9" x 7'1"

Conservatory 22'4" x 11'3"

WC

FIRST FLOOR

Bedroom One 18'2" x 16'2"

Ensuite Shower Room 9'3" x 4'1"

Bedroom Two 14'2" x 13'1"

Bedroom Three 13'6" x 13'5"

Bedroom Four 12'0" x 10'11"

Bedroom Five 12'0" x 6'11"

Family Bathroom 15'1" 6'9"

SECOND FLOOR

**Loft Room** 12'2" x 5'6"

**Loft Room** 12'4" x 5'6"

**OUTSIDE SPACE** 

Front Garden

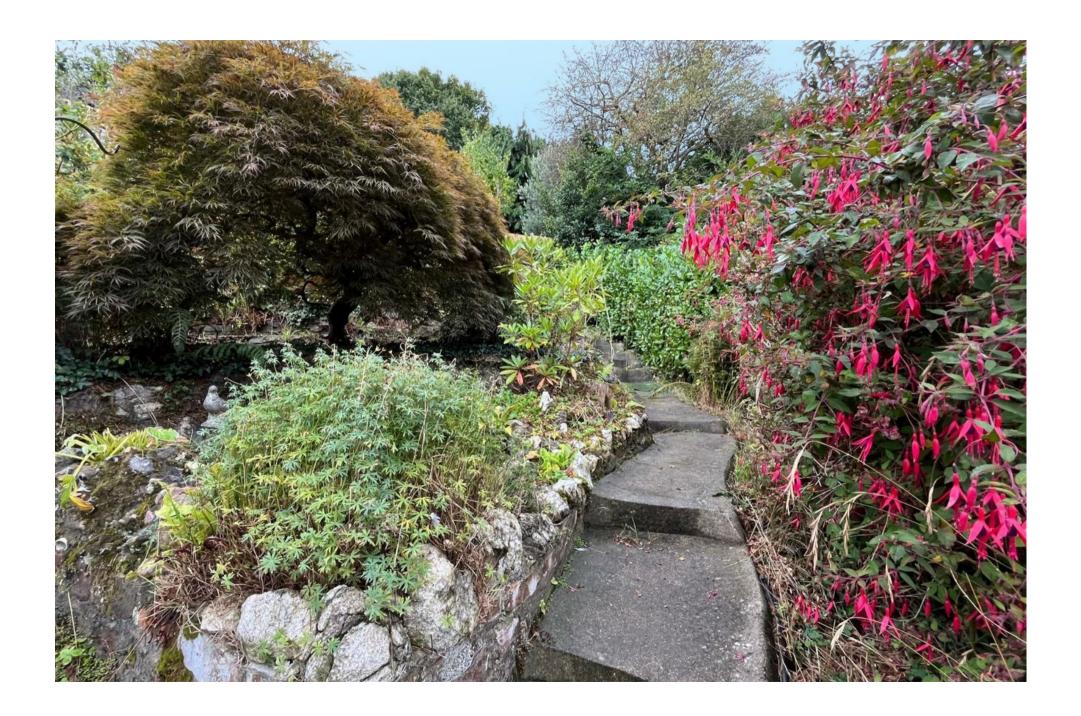
Rear Garden

Driveway and Turntable

Council Tax Band E - £3,121.73 per year









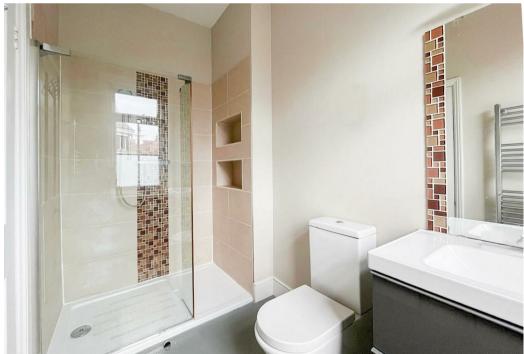


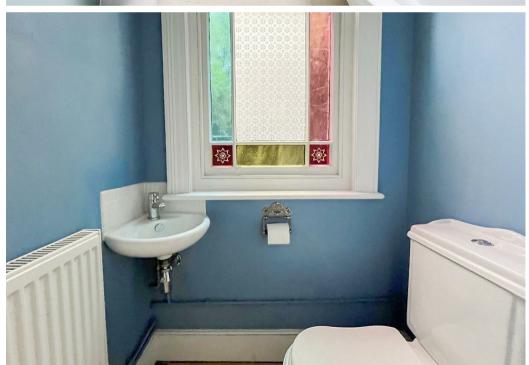


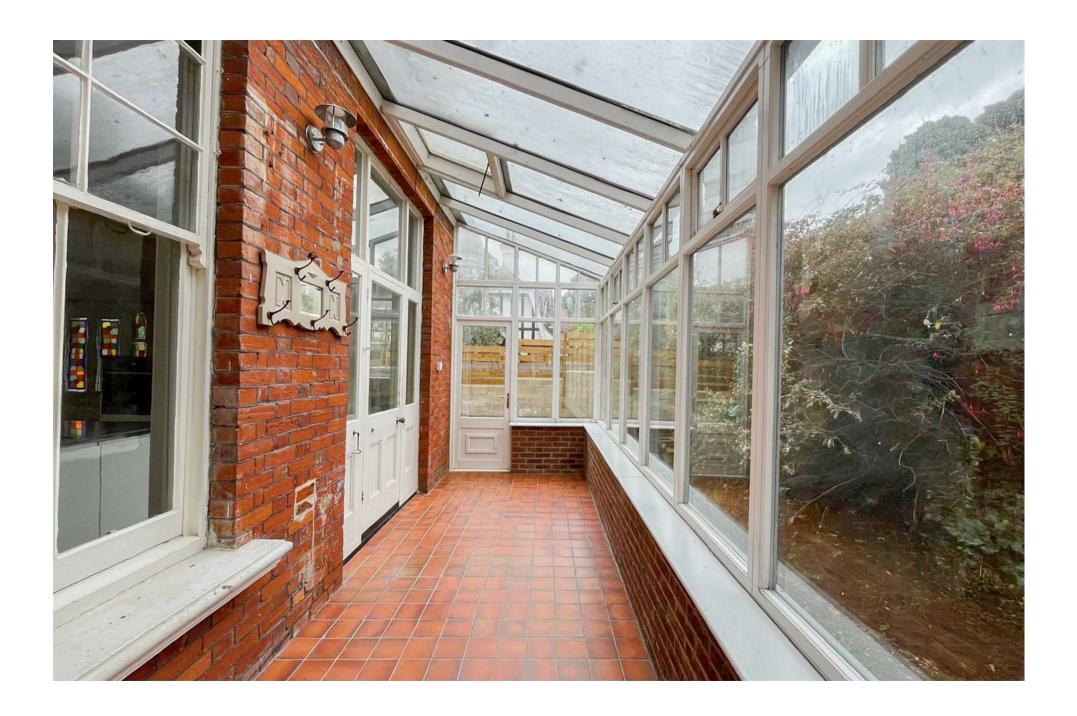


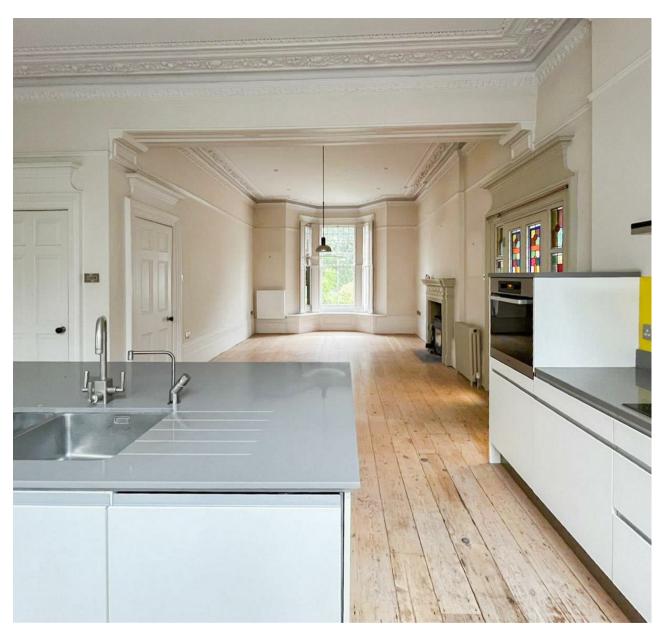












# INFORMATION

#### Tenure

#### Local Authority

Hastings Borough Council

#### Council Tax Band

E

#### **Opening Hours**

Monday to Friday 9.00am - 5.30pm Saturday 9.00am - 4.00pm

#### Viewings

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

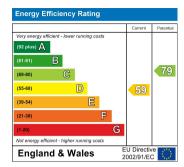
### Area Map



#### **Floorplan**

# GROUND FLOOR 1444 sq.ft. (134.1 sq.m.) approx. 1ST FLOOR 1187 sq.ft. (110.3 sq.m.) approx. 2ND FLOOR 247 sq.ft. (22.9 sq.m.) approx. BEDROOM 3 13'7" x 13'6" 4.14m x 4.11m BEDROOM 1 18'3" x 16'2" 5.56m x 4.93m LANDING HALLWAY BEDROOM 2 14'3" x 13'1" 4.34m x 3.99m TOTAL FLOOR AREA: 2878 sq.ft. (267.4 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

## **Energy Efficiency Graph**



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