



Newenden, 88 Croft Road, Hastings, TN34 3HB

AN OUTSTANDING AND DECEPTIVELY SPACIOUS BAY FRONTED VICTORIAN HOUSE, OCCUPYING A COMMANDING POSITION ENJOYING STUNNING AND EXTENSIVE VIEWS TO THE REAR OVER HASTINGS HISTORIC OLD TOWN AND DIRECTLY TOWARDS THE EAST HILL AND THE SEA.

The property is ideally located within immediate walking distance of the Old Town with its various shops & restaurants, local amenities and Hastings promenade & sea front. There are also comprehensive shopping & leisure facilities in Hastings town centre as well as theatres, schools and mainline railway station connecting to London. The West Hill is also a short walk away with its café and historic castle remains.

The house provides versatile accommodation over four floors to include a 32'0 double bay fronted living room/diner with twin fireplaces, a 24'0 bespoke kitchen/breakfast room with built in appliances, full wall display cabinets and storage, a separate utility room, a utility/store, a cellar, two bathrooms and an en-suite, a walk in wardrobe with bespoke cupboards and four double bedrooms (two with feature fireplaces). There are two balcony's to the rear enjoying panoramic views over the Old Town and the sea and must be seen to be appreciated.

Outside there is an enclosed front garden with a garden room/green house and a particular feature are the rear gardens which extend to approximately 100ft. There is a level area of lawn to the bottom of the garden with a timber pergola and a rear access gate. The views are stunning from the patio and gardens and overlook the Old Town directly towards the East Hill and the sea. Viewing by appointment with Charles & Co.

Price £850,000

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- Outstanding Town & Sea Views
- Victorian Family House
- Balcony's with Views
- Utility Rooms & Cellar
- Old Town Location
- Accommodation over Four Floors
- Four Double Bedrooms
- Close to the West Hill
- 100ft plus Rear Garden
- Three Bathrooms

Covered Entrance Porch

Entrance Hall

15'0 length (4.57m length)

Bedroom One

15'8 into bay x 11'11 (4.78m into bay x 3.63m)

En Suite Bathroom/W.C

7'6 x 5'6 (2.29m x 1.68m)

Balcony

Bedroom Two

15'11 into bay x 10'8 (4.85m into bay x 3.25m)

Top Floor Landing

Bedroom Three

15'10 into bay x 11'10 (4.83m into bay x 3.61m)

Bedroom Four

15'10 x 11'0 (4.83m x 3.35m)

Family Bathroom/W.C

7'10 x 5'6 (2.39m x 1.68m)

Walk in Wardrobe

8'0 x 6'9 into wardrobe (2.44m x 2.06m into wardrobe)

First Floor Hallway

Living Room/Diner

32'0 x 11'10 (9.75m x 3.61m)

Shower Room/W.C

7'6 x 5'7 (2.29m x 1.70m)

Balcony

12'0 x 8'0 max (3.66m x 2.44m max)

Utility Room

12'7 x 4'5 (3.84m x 1.35m)

Cellar

10'7 x 5'2 max (3.23m x 1.57m max)

Garden Level

Kitchen/Breakfast Room

24'0 into bay x 17'0 max (7.32m into bay x 5.18m max)

Walk in Utility/Store

6'9 x 4'7 (2.06m x 1.40m)

Outside

Front Garden

Garden Room/Green House

Rear Garden

100 approx (30.48m approx)





Floor Plan



TOTAL FLOOR AREA: 1929 sq.ft. (179.2 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	