



The Poplars, 21 Godwin Road, Hastings, TN35 5JR

A STUNNING FOUR BEDROOM, THREE RECEPTION ROOM DETACHED VICTORIAN HOUSE, OCCUPYING AN ELEVATED POSITION IN THE SOUGHT AFTER CLIVE VALE AREA OF HASTINGS AND ENJOYING VIEWS TOWARDS THE EAST HILL AS WELL AS BEING WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, HASTINGS COUNTRY PARK, THE HISTORIC OLD TOWN & SEA FRONT.

This beautiful double bay fronted family house offers original character features with spacious accommodation arranged over two floors to include a bay fronted living room & a separate dining room which is divided by an original integrated sliding screen and there is a 16'0 x 10'6 kitchen/breakfast room with a separate utility room. There is also a bay fronted study, a downstairs shower room/w.c and a sun room to the ground floor. From the first floor galleried landing there are four double bedrooms (each with original feature fireplaces) and a 10'3 x 7'8 family bath/shower room with stand alone roll top bath.

Outside, the 65ft x 50ft rear gardens include an enclosed patio area with pergola. The main area of garden is laid to lawn including a circular patio area, all enclosed by trees and brick walls. Further benefits include original sash cord windows, exposed wooden flooring, original fireplaces, cornicing, picture rails and ceiling roses. There is also gas fired central heating and viewing is considered essential with Charles & Co. to appreciate the space & versatility of this wonderful home in such a favoured Hastings location.

Price £795,000

The Poplars, 21 Godwin Road, Hastings, TN35 5JR



- Four Bedroom Detached Family House
- Original Character Features
- Kitchen/Breakfast Room & Utility
- Early Viewing Considered Essential
- 1894 Victorian & Double Fronted
- Exposed Wooden Flooring
- 10'3 x 7'8 Family Bath/Shower Room
- Favoured Clive Vale Area
- Three Reception Rooms
- 65ft x 50ft Patio & Lawned Gardens

Covered Entrance

Entrance Lobby

Reception Hall

Downstairs Shower/Cloakroom

Living Room

18'11 into bay x 14'9 (5.77m into bay x 4.50m)

Dining Room

14'10 x 14'8 (4.52m x 4.47m)

Study

13'0 into bay x 8'8 (3.96m into bay x 2.64m)

Kitchen/Breakfast Room

16'0 x 10'6 (4.88m x 3.20m)

Utility Room

10'2 x 7'6 (3.10m x 2.29m)

Sun Room/Lean-Too

13'0 x 6'4 (3.96m x 1.93m)

First Floor Landing

Bedroom One

18'11 into bay x 14'9 (5.77m into bay x 4.50m)

Bedroom Two

15'0 x 14'7 (4.57m x 4.45m)

Bedroom Three

12'9 x 11'0 (3.89m x 3.35m)

Bedroom Four

12'0 x 10'8 (3.66m x 3.25m)

Family Bath/Shower Room

10'3 x 7'8 (3.12m x 2.34m)

Outside

Front Garden

Rear Garden

65'0 x 50'0 (19.81m x 15.24m)





Floor Plan

GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.

1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA: 2112 sq.ft. (196.3 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 ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	