



## Dassells, Collier Road, Hastings, TN34 3JS

AN EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOUSE SITUATED IN ONE OF THE MOST SOUGHT AFTER POSITIONS ON HASTINGS POPULAR WEST HILL DIRECTLY OPPOSITE AND OVERLOOKING THE WEST HILL ITSELF ENJOYING EXTENSIVE VIEWS OVER THE ENGLISH CHANNEL. HASTINGS TOWN CENTRE & HISTORIC OLD TOWN ARE WITHIN IMMEDIATE WALKING DISTANCE AND LEAD DOWN TO THE SEAFRONT & MAINLINE RAILWAY STATION CONNECTING TO LONDON.

The property provides deceptive and versatile accommodation and is ideally set up for dual family occupation or for home & income. There is an impressive 28'0 x 24'3 max open plan living room, kitchen and diner with a 10ft vaulted ceiling and twin bi-fold doors to the south facing courtyard garden making this a wonderful social or entertaining space. There are also two double bedrooms to the ground floor, a shower room and separate w.c as well as a guest lounge/kitchenette. From the first floor galleried landing the main bedroom benefits from a full range of fitted wardrobes and a Juliette balcony opening out to and enjoying direct views over Hastings West Hill & towards the sea. There is also an en-suite bathroom with two further bedrooms, each having access to a Jack 'n' Jill shower room/w.c.

The wrap around gardens extend to three sides of the property with access to both Priory and Collier Road. The south facing aspect over the West Hill is a particular feature and further benefits include gas fired central heating (new boiler in 2024), upvc double glazing and solar panelling providing approximately £1,000 p.a. energy payback. Viewing is considered essential to appreciate the space and layout of the property for home and income potential and also for the extensive views which are arguably some of the best in Hastings.

Offers in excess of £800,000

# Dassells, Collier Road, Hastings, TN34 3JS



- Impressive Detached Family House
- Close to Town Centre & Old Town
- Separate Annexe/Guest Flatlet
- Ideal Home & Income Opportunity
- Directly Opposite the West Hill
- 28ft x 24ft Open Plan Kitchen/Lounge
- G.C.H., Solar Panels & Dble Glazed
- Extensive West Hill & Sea Views
- Three Bathrooms (En-Suite To Bed 1)
- Wrap Around Gardens to 3 Sides

## Entrance Hall

## Open Plan Kitchen/Living Room/Diner

28'0 x 24'3 (8.53m x 7.39m)

## From the Hallway,

## Bedroom Four

13'0 x 10'11 (3.96m x 3.33m)

## Guest Kitchen/Diner

17'6 x 7'5 (5.33m x 2.26m)

## Shower Room

8'10 x 5'7 (2.69m x 1.70m)

## Separate W.C

## Study/Bedroom Five

10'10 x 9'0 (3.30m x 2.74m)

## First Floor Galleried Landing

20'4 x 6'0 (6.20m x 1.83m)

## Bedroom One

16'0 x 15'5 (4.88m x 4.70m)

## En-Suite Bathroom

9'0 x 7'10 (2.74m x 2.39m)

## Bedroom Two

12'3 x 10'10 (3.73m x 3.30m)

## Bedroom Three

11'10 x 9'0 (3.61m x 2.74m)

## Shower Room/W.C

10'8 x 5'6 (3.25m x 1.68m)

## Outside

## Gardens





# Floor Plan

GROUND FLOOR  
1209 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1943 sq.ft. (180.5 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	