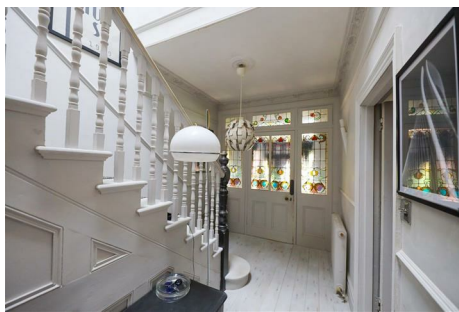




## Gwendholme, 15 Downs Road, Hastings, TN34 2DX

AN IMPRESSIVE FOUR DOUBLE BEDROOM, TWO RECEPTION ROOM BAY FRONTED SEMI-DETACHED EDWARDIAN HOUSE, SITUATED WITHIN THE FAVOURED BLACKLANDS AREA OF HASTINGS CLOSE TO ALEXANDRA PARK, LOCAL SCHOOLS AND BUS SERVICES AS WELL AS ORE & HASTINGS TRAIN STATIONS. THERE ARE VARIOUS SHOPPING & LEISURE FACILITIES IN THE TOWN CENTRE AND THE HISTORIC OLD TOWN, SEA FRONT AND THE BEACH.

The property provides spacious living accommodation to include an 18'0 x 16'11 bay fronted living room, a 19'0 x 12'6 family/dining room with French doors leading out onto the gardens, as well as a 25'8 x 11'11 kitchen/breakfast room with built-in appliances and there is also a downstairs cloakroom/w.c. From the first floor galleried landing there are four bedrooms each with feature fireplaces & exposed wooden flooring and there is a stunning family bathroom with stand alone contemporary bath and polished concrete walls. Outside, there is a driveway to the side providing off road parking for two vehicles and the 125ft landscaped rear gardens are a particular feature arranged in three areas and are tree enclosed enjoying seclusion.

Further benefits include original ornate features with marble fireplaces in all the principal rooms, decorative mouldings & cornicing, exposed wooden flooring, sash cord windows and gas fired central heating. Viewing is considered essential to appreciate this beautiful home within such a sought after location.

Guide price £635,000

# Gwendholme, 15 Downs Road, Hastings, TN34 2DX



- Semi-Detached Edwardian House
- 18'0 x 16'11 Living Room
- Driveway to Side
- 4 Bedrooms, 2 Reception Rooms
- 25'8 x 11'11 max Kitchen/Diner
- 125ft Rear Garden
- Popular Blacklands Area
- Family Bathroom/W.C
- Viewing Strictly By Appointment

## Covered Entrance

### Entrance Lobby

### Reception Hall

15'7 x 7'10 (4.75m x 2.39m)

### Living Room

18'0 into bay x 16'11 (5.49m into bay x 5.16m)

### Sitting Room

19'0 x 12'6 (5.79m x 3.81m)

### Kitchen/Diner

25'8 x 11'11 (7.82m x 3.63m)

### Outer Lobby

### Downstairs Cloakroom/W.C

## First Floor Galleried Landing

### Bedroom One

15'0 x 14'0 (4.57m x 4.27m)

### Bedroom Two

19'0 x 12'5 (5.79m x 3.78m)

### Balcony

### Bedroom Three

14'4 x 12'0 (4.37m x 3.66m)

### Bedroom Four/Dressing Room

12'8 x 10'10 (3.86m x 3.30m)

### Family Bathroom/W.C

10'11 x 7'3 max (3.33m x 2.21m max)

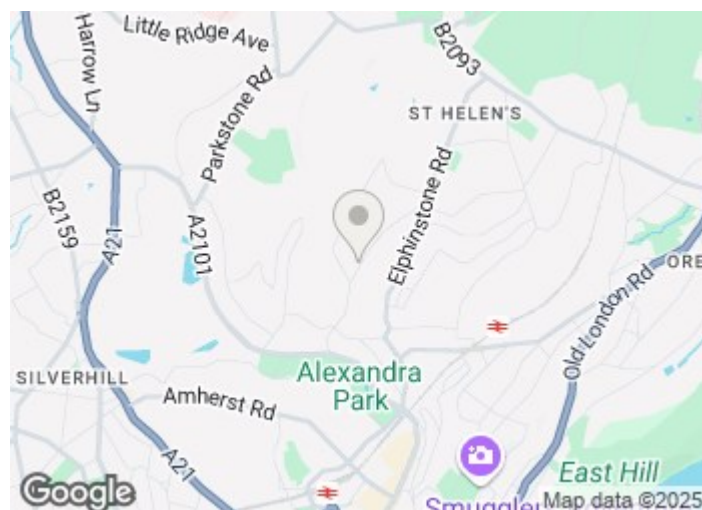
### Outside

## Front Garden

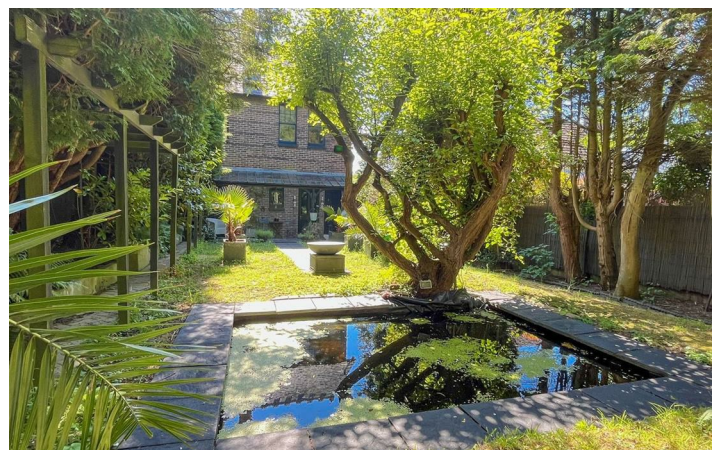
### Driveway

### Rear Garden

125'0 (38.10m)

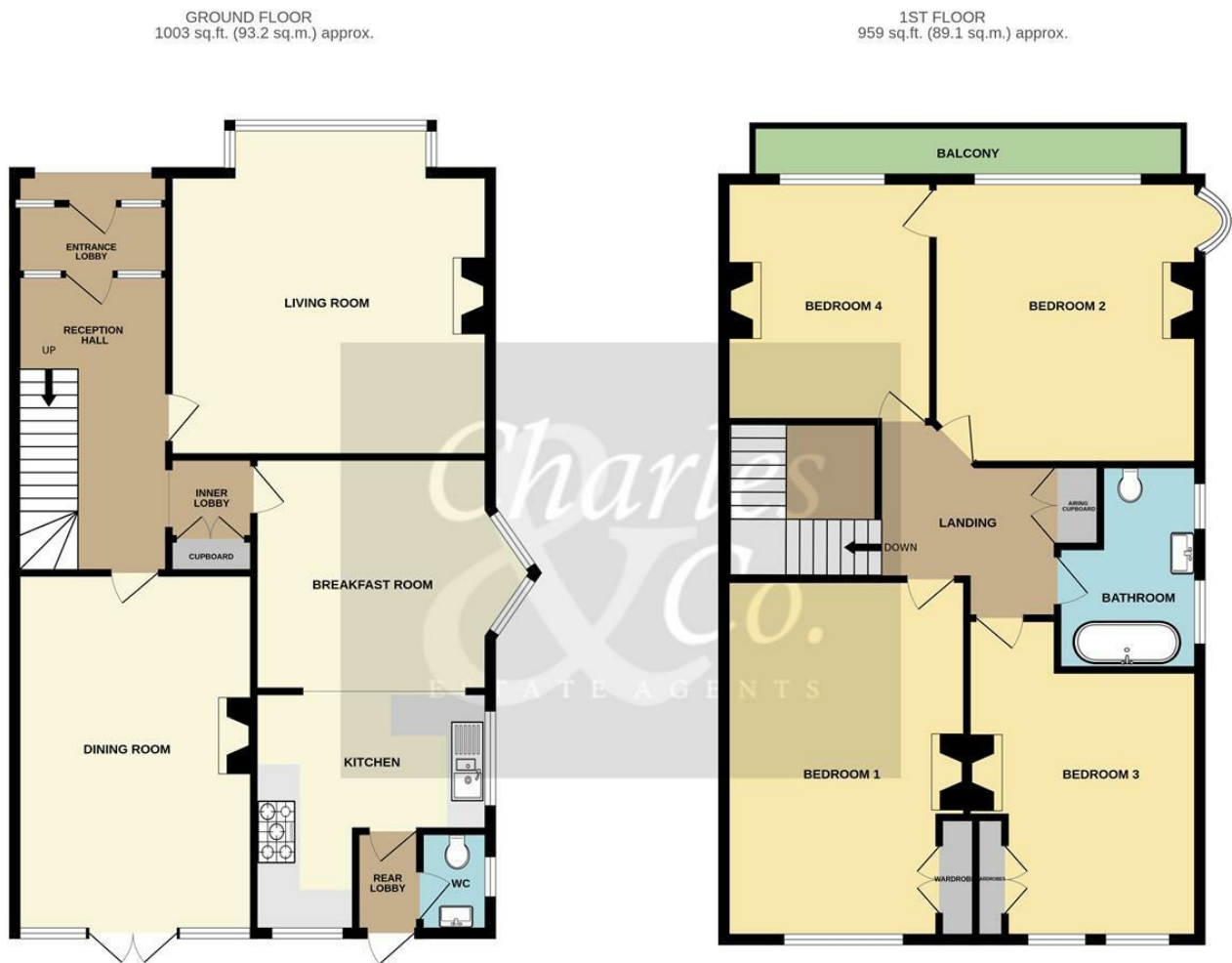








Floor Plan



TOTAL FLOOR AREA : 1962 sq.ft. (182.3 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.

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 79                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 59      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |