



## CROFT ROAD HASTINGS

£800,000 OIEO  
*Freehold*

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# CROFT



## CROFT ROAD, HASTINGS

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### FOUR BEDROOM BAY FRONTED VICTORIAN FAMILY HOME

- ~ Four storey Victorian family home
- ~ Elevated views of the Old Town and towards the sea
- ~ Several balconies and large terrace
- ~ Considerable East facing rear garden
- ~ Period features
- ~ Extending to in excess of 1900 square feet

Set over four light filled storeys, anchored into the West Hill of Hastings Old Town is this four bedroom, bay fronted Victorian family home. Paired with classical colours and traditional tones throughout, offering elevated views across to the East Hill and down to the sea.



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## Inside

Access to the ground floor entrance is via a walled walkway, where a glazed timber door sits beneath a pretty red brick archway. Inside, towering ceilings and restored timber floors make way to two double bedrooms, one of which is currently used a study. Both fitted with traditional bespoke storage and sweeping sash windows, with a grand marble fireplace, original cornicing and ensuite bathroom to the rear.

The upper most storey provides two further double bedrooms with a period appropriate fireplace, family bathroom and dressing room fitted with banks of floor to ceiling wardrobes finished in a chalky white.

The lower floor provides a bipartite double reception with further restored floorboards, built-in cabinetry and handsome rouge marble fireplace. To the front, a generous utility room opens to a store and gives access to the established subterranean front garden, which houses a glazed roofed potting shed.



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At the rear garden level a spacious kitchen diner overlooks the terrace, with large Aga and integrated appliances wrapped in in-frame cabinetry. Red quarry floor tiles are bordered by further bespoke cabinetry, all painted in pastel blue, topped with both black stone and contrasting oak.

## Outside

Several balconies and a terrace offer views of the considerable east facing garden, east hill and towards the sea. Subtle layers descend through herbaceous borders and mature flowering shrubs to a secluded canopied area with a timber shed, here a private gate gives access to the charming love lane, leading into salters lane and onto the high street.

## Area

Perfectly situated to enjoy the diverse local architecture, numerous notable restaurants and independent traders, with popular George Street and The High Street moments away. The beach is a short stroll with Rock a Nore, the East Hill and Hastings Contemporary all in close proximity. Both Hastings and Ore train stations are a fifteen minute walk, allowing direct access to London and Ashford international.





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