



WELLINGTON ROAD HASTINGS

£595,000
Freehold

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Positioned proudly on the edge of the West Hill, this double-fronted Victorian house commands far-reaching views over Hastings and along the coastline to the South Downs. Carefully restored, its contemporary interventions sit comfortably with refined original detail.

Inside

Set above the street, entry is through a painted timber door with an Art Nouveau stained-glass insert. A broad vestibule opens to the central hallway, where a wide staircase sweeps to the first floor. Exposed floorboards run throughout, paired with a sense of scale. The principal reception sits to the right of the plan, balancing tones of chalky cream and warm white. A large bay window opens a southerly aspect, with views towards the sea and over the downs. Deep skirting boards and intricate cornicing decorate the room, while a study lies neatly beyond.



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To the left, a second reception is anchored by a contemporary log burner and a canted bay window, giving westerly views of the townscape. The adjoining kitchen and dining room form one continuous volume, fitted with bespoke ply cabinetry painted in deep blue, and topped in Corian. At the rear, a generous sunroom currently used as an office opens through French doors to the secluded terrace, a quiet retreat enclosed by a sandstone wall and planting. A cloakroom WC and utility space complete the floor.

Above, four bedrooms are arranged around a galieried landing where panelled ceilings and layered plasterwork continue throughout. The primary bedroom lies to the front, painted in muted green with fitted alcove joinery. To the left, a similarly appointed double bedroom, with en-suite shower room and offering further sea views.

The family bathroom sits alongside, with deep freestanding bath, wet room rain-fall shower, and bespoke ply basin cabinetry.



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A third double bedroom lies to the back of the plan, with a leafy outlook onto the trees beyond. A further cloakroom is set off the landing, furnished with period-appropriate fittings and double sash windows. Further stairs rise to the uppermost floor, where a loft room offers scope for occasional use, or sensitive conversion.

Outside

A south-facing walled garden drops away gently, planted with evergreens and punctuated by a low terraced area. A decked courtyard adjoins the sun-room, enclosed for privacy and well suited to outdoor dining. At the front, a raised lawn sits above the driveway, with off street parking provided.

Area

The open space of the West Hill is just moments away with the popular Old Town, promenade and St Leonards within walking distance. It's high vantage point allows far reaching views whilst being well placed for the local independent shops, galleries and restaurants. Hastings mainline station is a short stroll, providing direct access to central London.





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