



EXMOUTH PLACE HASTINGS

£950,000
Freehold

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Set within the winding streets of Hastings Old Town, this double-fronted Georgian house occupies a prominent position at the foot of the West Hill. Carefully preserved, the house is resplendent with original features where exposed brick and textured beams pair with its early 19th century design.

Inside

A private courtyard garden frames the approach to a pillar box red front door. An ornate sunburst fanlight sits beneath a decorative porch, allowing dappled light to filter into the hallway where a neutral palette and original timber boards run throughout. To the front of the plan, a living room is anchored around an open marble fireplace, with bespoke cabinetry set into alcoves on either side. Adjacent, a well-appointed reception room with brick fireplace extends into a study area, providing views over the green of Swan Terrace.



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A walk-through boot room gives access to the spacious cloakroom, fitted in period appropriate furniture and laid timber boards.

The dining room is positioned towards the rear, where a wood-burning stove sits within a wide chimney breast, lending a sense of warmth and character. The adjoining kitchen is fitted with deVOL cabinetry and double butlers sink, topped in oak. Exposed brickwork and porcelain tiles add texture to the space. A glazed timber door opens onto the terrace, with brick stairs lowering to a spacious rear courtyard.

Stairs rise to the upper floor where a vast sash window decorates the open landing. Three double bedrooms sit neatly around the plan, all posing original fireplaces, built in cabinetry and Georgian panelled shutters. A smaller fourth offers layered views of the surrounding roof tops and the sea beyond. The principal bedroom has an adjoining large ensuite bathroom, complete with roll top bath, period appropriate fittings and further original fireplace. The second family bathroom is dressed in an enamel claw foot bath, large walk-in rain shower, with hints of teal and blues.



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The lower level offers two additional reception areas, currently arranged as a television room and games room. Lit by delicate light wells and timber casement windows, the space offers over 500 square feet of additional living space, which could equally serve as a guest suite. To the rear is a large utility area, with views onto the courtyard.

Outside

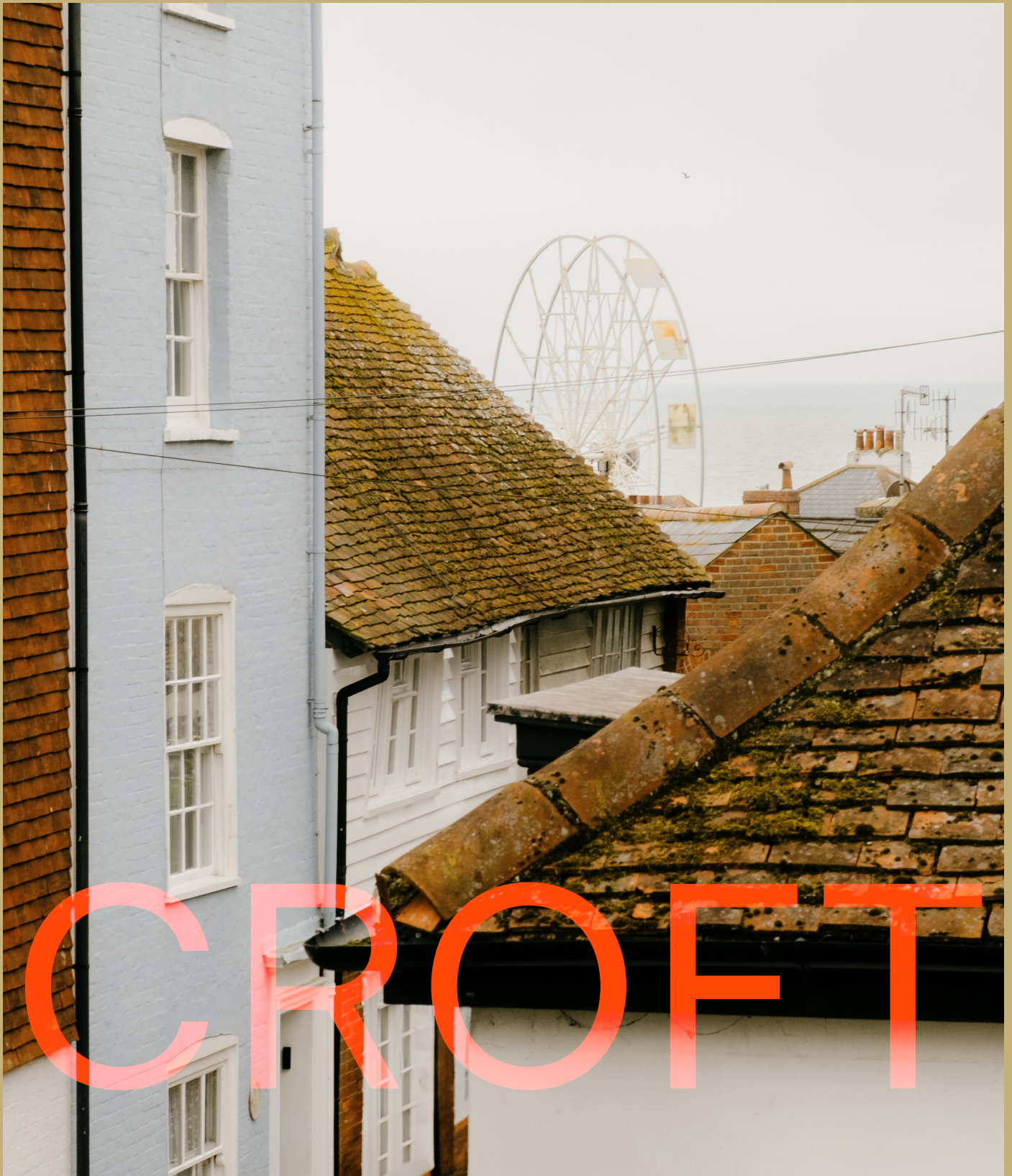
An established walled courtyard garden lies to the front of the house, affording a feeling of quiet seclusion. To the rear, a large courtyard and raised terrace is bordered by linen painted walls. Currently serving as a parking area and log store, the space is accessed directly from the kitchen, fitted with large timber doors opening out onto Hill Street.

Area

Westhill Cottage occupies a peaceful position, perfectly situated to enjoy the diverse local architecture, numerous notable restaurants and independent traders. With popular George Street and The High Street moments away, clustered among the 19th-century terraces. The beach is short stroll, while the open green of the West Hill is accessed directly through a twitten.

Hastings train station is a fifteen-minute walk, with Ore station also close by. Both allowing direct access to central London with ease.





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