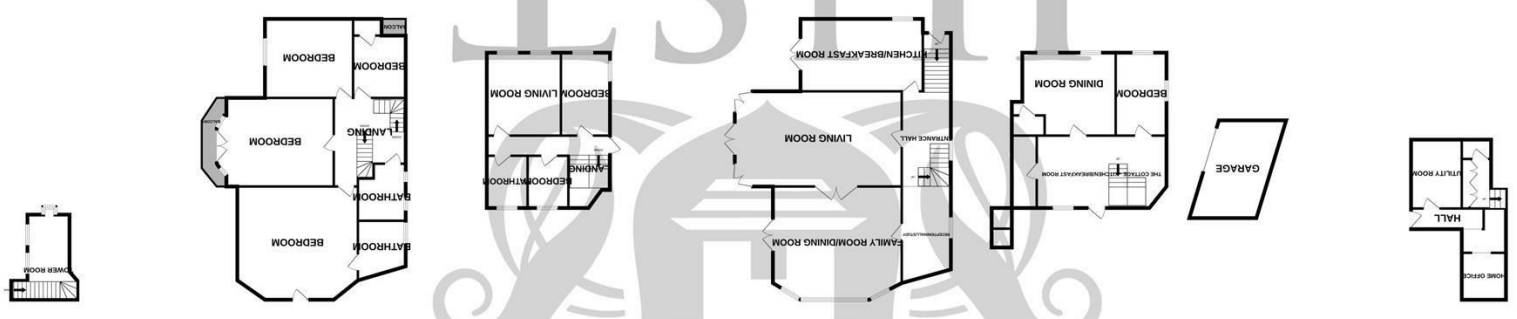


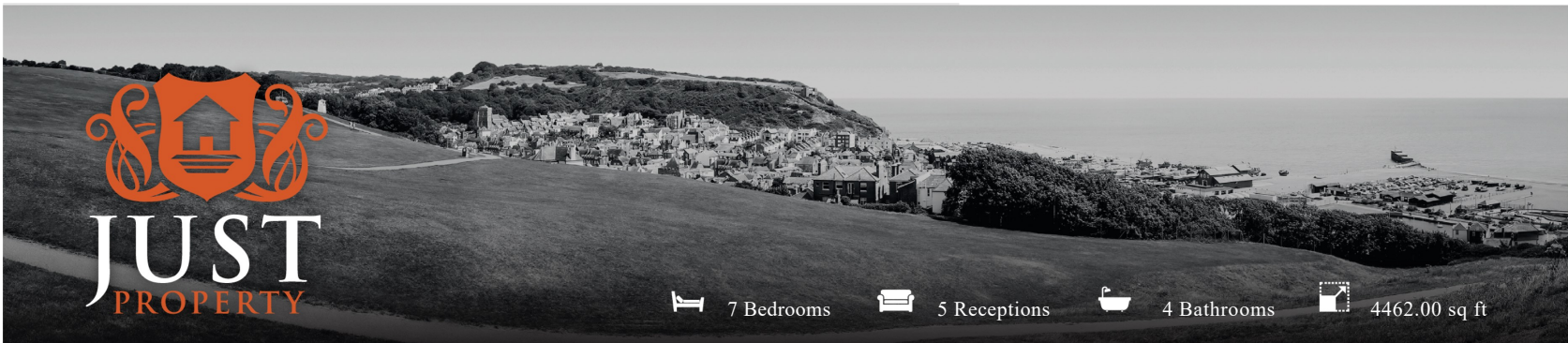
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2023



# FLOORPLANS

Belmont House and Cottage Belmont Road, Hastings, TN35 5NJ

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7 Bedrooms 5 Receptions 4 Bathrooms 4462.00 sq ft

Freehold  
**£1,525,000**

## Belmont House and Cottage Belmont Road, Hastings, TN35 5NJ





7 Bedrooms 5 Receptions 4 Bathrooms 4462.00 sq ft

## PROPERTY DETAILS

Just Property is delighted to bring to the market one of the finest properties in Hastings and the surrounding area. Belmont House is a detached Grade II listed Regency villa, built in around 1835 and designed by the renowned architect, Joseph Kay. Built around the natural amphitheatre formed by Bourne Stream, Belmont House, and the attached three-bedroom mews cottage, are conveniently located within walking distance of Hastings Old Town & the fantastic selections of cafés, restaurants, Hastings Contemporary Gallery and entertaining areas. This also includes the seafront and promenade, as well as Hastings Country Park and the towns of Rye, Battle, Bexhill, Eastbourne and St Leonards which can all be found nearby.

The property accommodation of the main house is arranged over four floors to include a wonderful kitchen/breakfast room: with doors leading onto the formal front garden, drawing room and separate dining room. This also includes a music area, which has been used as a study too. To the first floor, there are four spacious double bedrooms, one ensuite bathroom, an additional family bathroom, two balconies and a spectacular tower room, where there are wonderful views to be enjoyed over the Old Town towards the English Channel. To the lower ground floor, there is also a useful utility area, separate WC, and home office area. Externally, the property has off-road parking for several vehicles, a detached double garage, the aforementioned formal gardens, as well as an additional garden which is mainly laid to lawn with established plants and shrubs, greenhouse and viewing area.

Belmont Cottage is an attached three-bedroom mews style cottage providing a useful additional accommodation or currently used as a successful holiday cottage boasting high quality fixtures and fittings, two further reception rooms and two bathrooms.

Please phone for more details and to arrange a viewing via the sole agents, Just Property.



## ROOM DIMENSIONS

Entrance Hallway  
Hallway  
Music / Study Area  
29'1" x 10'2" (8.87 x 3.10)  
Kitchen / Breakfast Room  
19'7" x 15'5" (5.99 x 4.72)  
Drawing Room  
23'7" x 15'1" (7.21 x 4.62)  
Dining Room  
17'7" x 16'4" (5.36 x 4.98)  
Home Office  
9'10" x 8'0" (3.02 x 2.46)  
WC  
Utility Room  
11'8" x 9'1" (3.56 x 2.79)  
Staircase Up To Landing  
Bedroom with Balcony  
12'0" x 11'1" (3.68 x 3.38)  
Bedroom  
15'8" x 14'2" (4.80 x 4.32)  
Bedroom with Balcony  
17'5" x 15'3" (5.33 x 4.67)  
Bedroom  
17'10" x 16'6" (5.44 x 5.05)  
Ensuite Bathroom with Shower  
Family Bathroom

Stairs To Tower Room  
11'11" x 10'2" (3.65 x 3.12)  
THE COTTAGE  
Entrance Hallway  
Bedroom  
8'9" x 8'7" (2.67 x 2.62)  
Bedroom  
16'0" x 8'11" (4.90 x 2.72)  
Lounge  
16'0" x 14'6" (4.90 x 4.42)  
Stairs Down To  
Bedroom  
15'8" x 8'11" (4.80 x 2.72)  
Dining Room  
16'0" x 14'6" (4.90 x 4.42)  
Kitchen / Breakfast Room  
18'2" x 12'7" (5.56 x 3.84)  
Shower Room  
Double Garage  
26'6" x 17'1" (8.08 x 5.21)  
Gardens

## FEATURES

- Stunning Detached Property
- Grade II Listed
- Regency Italianate Villa
- Close To Old Town and Country Park
- Seven Bedrooms
- Four Bathrooms
- Beautiful Formal Gardens
- Potential Home and Income
- Wonderful Views Over Old Town Towards English Channel
- Detached Garage and Courtyard

