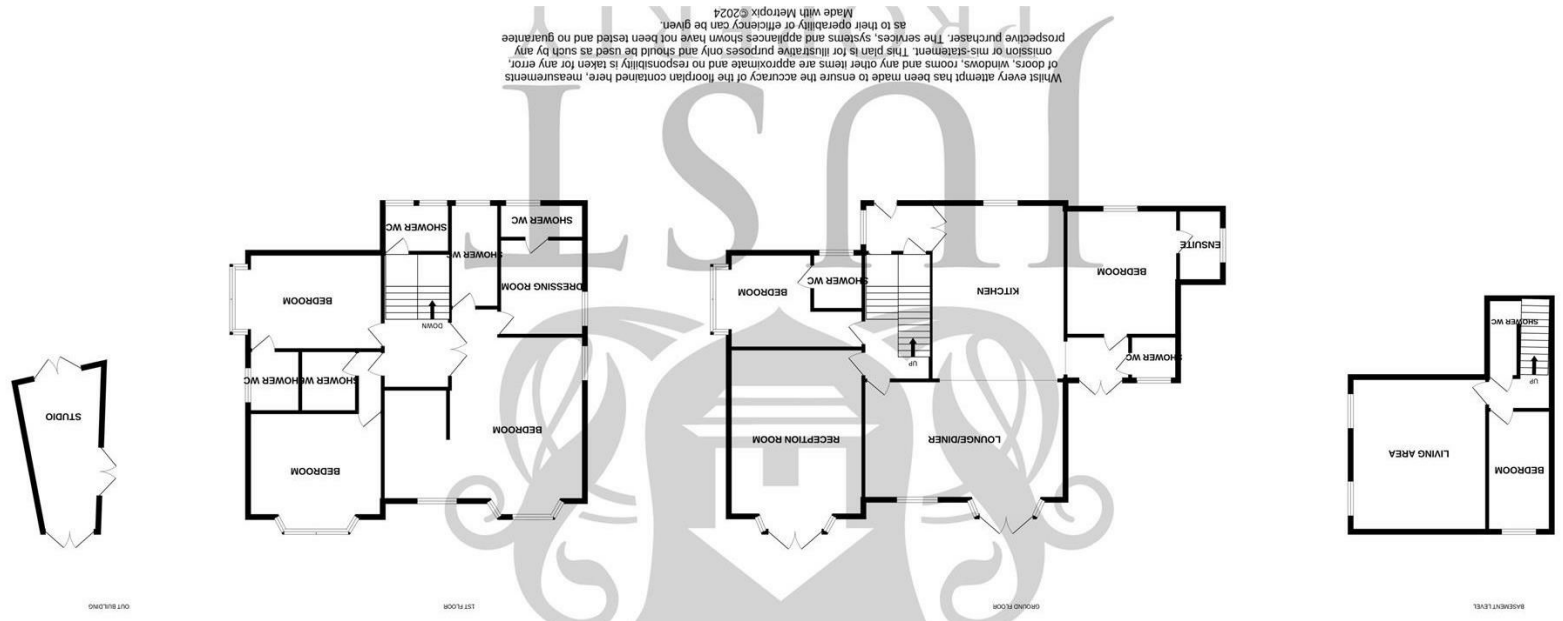


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	60
Potential	77



# FLOORPLANS

10 Godwin Road, Hastings, TN35 5JR

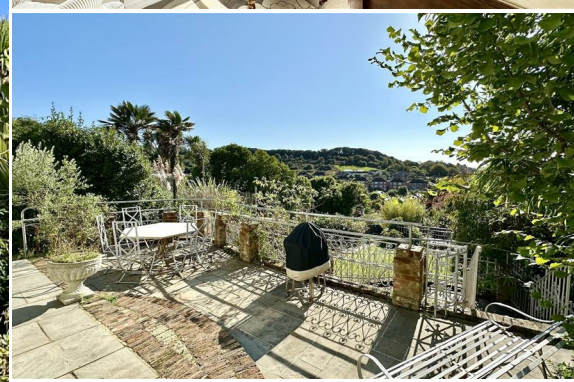
[www.justproperty.net](http://www.justproperty.net)

6 Bedrooms   3 Receptions   9 Bathrooms   2864.00 sq ft

Freehold

# £995,000

10 Godwin Road, Hastings, TN35 5JR





6 Bedrooms 3 Receptions 9 Bathrooms 2864.00 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A beautifully refurbished and spacious six bedroom, four reception room detached Victorian villa, situated in one of the most favoured locations in Hastings enjoying an elevated position looking down the valley between the East and West Hills enjoying direct south facing views over the English Channel.

The property is ideally located within immediate walking distance of Hastings historic Old Town with its shops & restaurants, bus services on Old London Road and access to Hastings Country Park.

The accommodation is arranged over three floors and boasts nine bathrooms and provides comfortable living space making it an ideal family home and perfect for entertaining. There is attention to detail throughout with high specification fixtures & fittings, cornices, fireplaces and an attractive central staircase. The living room and the open plan kitchen/diner overlooks the rear garden and there are also two downstairs bedrooms each with en-suites. From the open galleried landing there are two further double bedrooms (each with en-suites) and principle bedroom suite complete with dressing room.

In addition, there is a family bathroom and from the reception hall there are stairs leading to the lower ground floor accommodation.

Outside, there is an 80ft wide in and out driveway with ornate railings and twin double gates, a detached workshop/studio to the side and the rear gardens have been landscaped to provide formal lawned & patio areas which enjoy a southerly aspect and views over the Old Town towards the sea.

This is a magnificent property and also benefits from planning permission to build a balcony on the first floor and also to create a small terrace on the lower ground floor with direct entrance from the side of the house, this is a must view property.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	20'6" x 19'5" (6.27 x 5.92)
Entrance Hall	Dressing Room
Living Room	10'2" x 8'0" (3.10 x 2.44)
20'6" x 13'8" (6.27 x 4.19)	En-suite Shower Room
Kitchen/Breakfast Room	Shower Room
18'11" x 12'9" (5.77 x 3.91)	10'7" x 3'8" (3.25 x 1.14)
Family Dining Area	Bedroom
20'8" x 16'11" (6.30 x 5.16)	12'2" x 18'9" (3.73 x 5.74)
Bedroom	Lower Ground Floor
12'5" x 9'8" (3.81 x 2.95)	Living Area
En-suite Shower Room	12'2" x 18'9" (3.73 x 5.74)
Shower Room	Occasional Bedroom
Bedroom	12'0" x 6'0" (3.66 x 1.85)
11'8" x 10'9" (3.56 x 3.28)	Bathroom
En-suite Bathroom	Driveway
7'4" x 5'1" (2.26 x 1.57)	83'11" x 22'0" (25.60 x 6.71 )
Half Landing	Studio
Shower Room	18'11" x 8'11" (5.79 x 2.72)
First Floor Landing	Off Road Parking
Bedroom	
13'5" x 13'8" (4.09 x 4.17)	
En-suite	
Bedroom	
16'11" x 10'0" (5.16 x 3.05 )	
En-suite Shower Room	

## FEATURES

- Detached Victorian Villa
- Beautifully Presented
- Six Bedrooms and Nine Bathrooms
- Separate Studio / Workshop
- Direct Sea Views
- Ample Gated Off Road Parking
- Highly Desirable Position Walking Distance To Hastings Old Town
- Landscaped Rear Gardens with Patio and Terraced Areas
- Many Original Features Retained
- Arranged Over Three Floors

