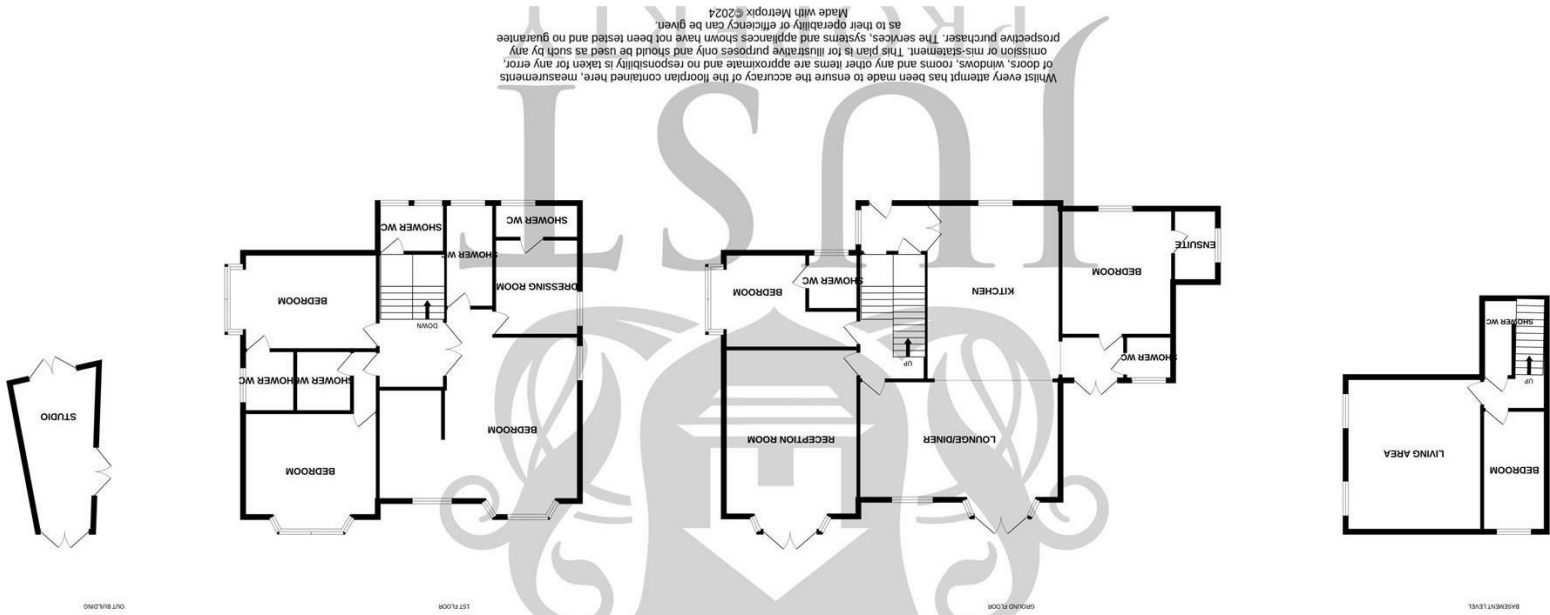
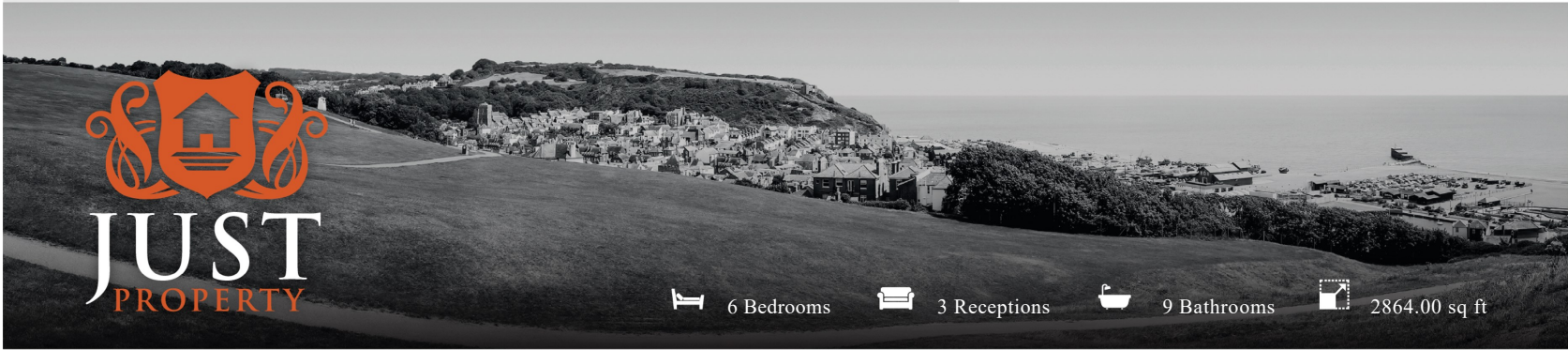




Energy Efficiency Rating			
Potential	Current		
		Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		EU Directive 2002/91/EC	
England & Wales			



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6 Bedrooms 3 Receptions 9 Bathrooms 2864.00 sq ft

10 Godwin Road, Hastings, TN35 5JR

Freehold

£995,000





Freehold

£995,000



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

Entrance Porch

Entrance Hall

Living Room

20'6" x 13'8" (6.27 x 4.19)

Kitchen/Breakfast Room

18'11" x 12'9" (5.77 x 3.91)

Family Dining Area

20'8" x 16'11" (6.30 x 5.16)

Bedroom

12'5" x 9'8" (3.81 x 2.95)

En-suite Shower Room

Shower Room

Bedroom

11'8" x 10'9" (3.56 x 3.28)

En-suite Bathroom

7'4" x 5'1" (2.26 x 1.57)

Half Landing

Shower Room

First Floor Landing

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

Bedroom

20'6" x 19'5" (6.27 x 5.92)

Dressing Room

10'2" x 8'0" (3.10 x 2.44)

En-suite Shower Room

Shower Room

10'7" x 3'8" (3.25 x 1.14)

Bedroom

12'2" x 18'9" (3.73 x 5.74)

Lower Ground Floor

Living Area

12'2" x 18'9" (3.73 x 5.74)

Occasional Bedroom

12'0" x 6'0" (3.66 x 1.85)

Bathroom

Driveway

83'11" x 22'0" (25.60 x 6.71)

Studio

18'11" x 8'11" (5.79 x 2.72)

Off Road Parking

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

