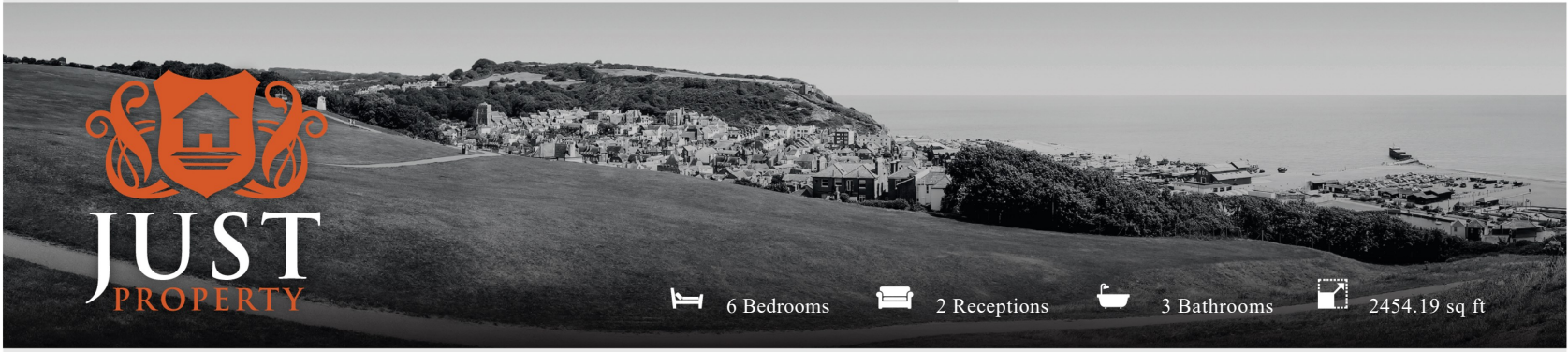


Minnis Rock 1 High Wickham, Hastings, TN35 5PB

FLOORPLANS

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Minnis Rock 1 High Wickham, Hastings, TN35 5PB

Freehold

£666,666





Freehold

£999,999

6 Bedrooms 2 Receptions 3 Bathrooms 2454.19 sq ft

PROPERTY DETAILS

Situated in the Old Town of Hastings, this Grade II listed extraordinarily attractive detached villa designed by the renowned architect, Joseph Kay, was built circa 1835 and offers three floors of versatile accommodation to include six bedrooms and three bathrooms, a wrap around garden and the added benefit of secure off road parking.

This stunning property which is on the edge of the Country Park, was built with red brick elevations set with tall sash windows beneath a slate tiled roof with wide gables and a stuccoed garden front elevation set behind a portico with Ionic columns and a pediment with a moulded architrave.

The stylish, bright living accommodation is arranged over three floors with notable room proportions, all bedrooms being double in size and the largest having an en-suite wet room. The first floor enjoys fabulous views over the Old Convent in Marianne Park as well as views over the garden. The ground floor enjoys an open plan reception room spanning 30ft in length, new fitted kitchen and providing access to the garden. To the lower ground floor, with a separate access door, enjoys three further bedrooms, bathroom and utility space.

The parterre garden consists of rose and lavender beds along with several entertaining space and a feature fish pond. To the end is a platform for secure off road parking with solid wood gates. Viewing is essential for this 'one off' property, strictly by appointment.

ROOM DIMENSIONS

Front Door	Bathroom
Entrance Hall	8'2" x 6'6" (2.49 x 1.98)
Sitting Room	Separate W.C
30'0" x 13'7" (9.14 x 4.14)	Lower Ground Floor
Dining Room	Separate Entrance
15'2" x 10'6" (4.62 x 3.20)	Bedroom
Downstairs W.C	12'11" x 11'11" (3.94 x 3.63)
Kitchen/Breakfast Room	Bedroom
14'10" x 10'9" (4.52 x 3.28)	15'5" x 13'10" (4.70 x 4.22)
First Floor Landing	Bedroom / Study
Bedroom	15'1" x 10'11" (4.60 x 3.33)
15'9" x 13'7" (4.80 x 4.14)	Bathroom
En-Suite	15'7" x 4'7" (4.75 x 1.40)
5'8" x 4'5" (1.73 x 1.35)	Utility Space
Bedroom	8'3" x 6'1" (2.51 x 1.85)
13'7" x 12'10" (4.14 x 3.91)	Surrounding Gardens
Bedroom	Secure Off Road Parking
14'9" x 10'9" (4.50 x 3.28)	

FEATURES

- Old Town Location
- Prestigious Road
- Detached Villa
- Built Circa 1835
- Three Floors
- Six Bedrooms
- Off Road Parking
- Parterre Garden
- Grade II Listed
- Elevated Position



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.