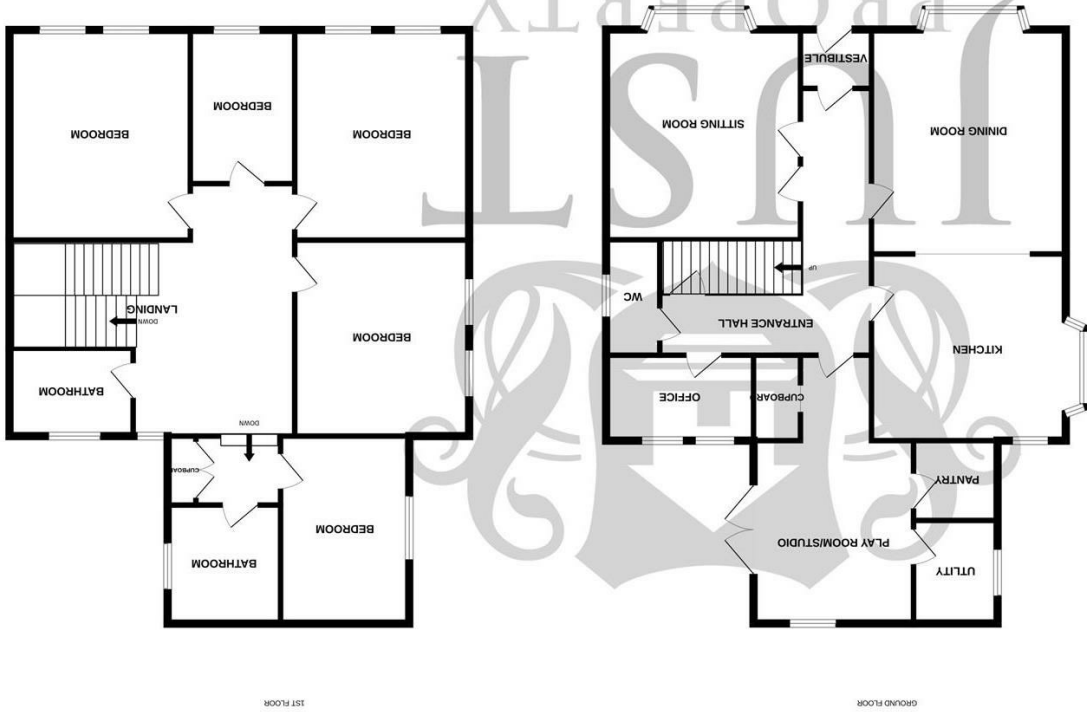




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	53	76
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



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.

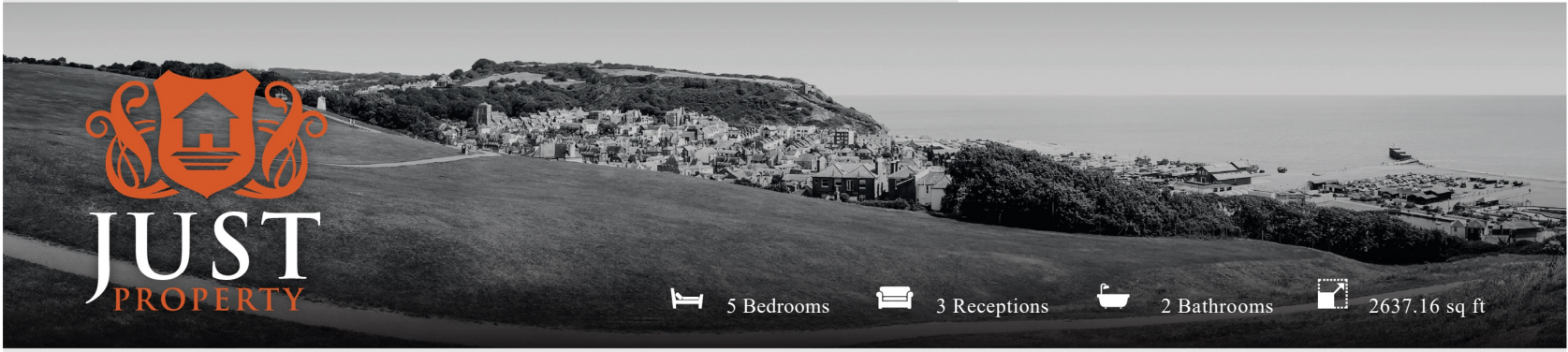
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# FLOORPLANS

Elphinstone House Elphinstone Road, Hastings, TN34 2EF

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



5 Bedrooms 3 Receptions 2 Bathrooms 2637.16 sq ft

Elphinstone House Elphinstone Road, Hastings, TN34 2EF

Freehold

£1,200,000





Freehold

£1,200,000



5 Bedrooms



3 Receptions



2 Bathrooms



2637.16 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market 'Elphinstone House' a simply magnificent detached double fronted Victorian Villa set in it's own outstanding grounds behind electric gates. Elphinstone House is one of the finest period homes we have had the pleasure of marketing & would make a fabulous new home.

Set back & unseen from the road, through the entrance gates the property is approached via an extensive sweeping gravel driveway. The property has been extensively & tastefully renovated by the current owners to a particularly high standard & was subject to a back to brick restoration, including being completely electrically rewired/replumbed. All of the sash windows were also overhauled.

The property boasts five bedrooms, two bathrooms, superb open plan kitchen/dining room, beautiful bay fronted sitting room, office, playroom/studio space, utility room, pantry, cloakroom/WC, a substantial first floor landing, a cellar & hugely impressive entrance hall with vestibule. The stunning accommodation has numerous intact ornate original features throughout, including two open fires. Further benefits include gas central heating & cast iron radiators.

Externally, the substantial plot enjoys a sunny aspect & offers a great deal of seclusion. The extensive driveway provides off-road parking for numerous vehicles, there is also a garage & two good sized storage sheds. The grounds are superbly landscaped providing a number of attractive seating areas with established flower & shrub borders as well as areas of lawn. The garden has a plum, apple, & fig tree along with grape vines. The garage footprint could also be replaced with a garden home office subject to planning.

From this desirable location you are within walking distance of the picturesque Alexandra Park with array of walks as well as the town centre with its mainline railway station providing direct links to London. The stunning Old Town with its many independent shops, eateries and seafront are close by.

## ROOM DIMENSIONS

Entrance Vestibule

Entrance Hallway

Sitting Room

13'9" x 13'6" (4.20 x 4.14)

Stairs Down To Basement

Cellar

17'3" x 12'11" (5.28 x 3.96)

Dining Room

18'5" x 13'8" (5.63 x 4.18)

Kitchen

17'3" x 12'8" (5.28 x 3.88)

Play Room/Studio

18'10" x 8'3" (5.75 x 2.54)

Pantry

4'10" x 6'6" (1.48 x 2.0)

Utility Room

7'6" x 6'5" (2.30 x 1.96)

Storage Cupboard

Office

9'6" x 5'8" (2.90 x 1.75)

W.C

6'5" x 2'2" (1.96 x 0.67)

Stairs Leading To First Floor

Hallway

Bathroom

9'0" x 6'9" (2.76 x 2.08)

Bedroom

13'6" x 8'1" (4.12 x 2.48)

Bedroom

13'10" x 12'11" (4.24 x 3.94)

Bedroom

15'1" x 12'9" (4.6 x 3.90)

Bedroom

11'0" x 6'10" (3.36 x 2.09)

Bedroom

15'1" x 12'9" (4.6 x 3.90)

Bathroom

9'4" x 6'2" (2.86 x 1.90)

Storage Cupboard

## FEATURES

- Magnificent Double Fronted Victorian Villa
- Outstanding Plot set Behind Electric Gates
- Five Bedrooms
- Three Receptions Rooms
- Substantial Sweeping Driveway
- Two Bathrooms
- Exceptional Period Features
- Extensively & Tastefully Renovated
- Wonderful Location
- CHAIN FREE

