



ESTATE AGENTS

**Woodside, 107, Hoads Wood
Road, Hastings, TN34 2BB**

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Offers In Excess Of £650,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this EXCEPTIONALLY RARE ATTACHED VICTORIAN SEVEN BEDROOMED CHARACTER PROPERTY located in the St Helens region of Hastings, offering exceptionally well-proportioned accommodation set back from the road. Understood to be one of the first houses built in Hoads Wood Road circa 1870 and on the market for the first time in more than 30 years, Woodside benefits from a double entrance CARRIAGE DRIVEWAY, DETACHED DOUBLE GARAGE and a SOUTHERLY FACING GARDEN with some woodland.

This CHARACTER HOME is IN NEED OF RENOVATION throughout but offers a potential buyer a great opportunity to improve and create their dream home.

The property also features an attractive Victorian Italianate style TURRET ROOM and offers exceptionally VERSATILE ACCOMMODATION currently arranged over THREE FLOORS. This comprises an entrance hall, LARGE LOUNGE-DINING ROOM, kitchen-breakfast room, glazed corridor providing access to an INNER COURTYARD, UTILITY ROOM and a DOUBLE GARAGE with adjoining WORKSHOP.

On the ground floor are THREE BEDROOMS in addition to a bathroom and separate wc, access to a CELLAR set beneath the recess of the stairs to the first floor landing. Here there are FOUR FURTHER BEDROOMS one with an EN SUITE, a family bathroom and stairs to the TURRET ROOM with panoramic views across Hastings to the Channel.

The property has a delightful SOUTHERLY FACING GARDEN mainly laid to lawn and borders with a patio abutting the property. Set back from the road and screened by trees and shrubs, offering a PRIVATE AND TRANQUIL SETTING in this sought-after region of Hastings.

Located within walking distance of a local convenience store, on a bus route providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening onto;

VESTIBULE

Coving to ceiling, picture rail, dado rail, further wooden partially glazed door opening to;

ENTRANCE HALL

Cornicing, picture rail, dado rail, radiator, door opening to inner hall and doors to two of the seven potential bedrooms.

BEDROOM

19'3 into bay x 11'4 (5.87m into bay x 3.45m)

Fireplace, double radiator, built in wardrobe, deep sash bay window to front aspect, door to;

EN SUITE SHOWER ROOM

Walk in shower, wash hand basin, tiled walls.

BEDROOM

11'6 x 8'9 (3.51m x 2.67m)

Coving to ceiling, radiator, built in wardrobe, window to front aspect.

INNER HALL/ RECEPTION HALL

Stairs rising to upper floor accommodation, trap hatch within the under stairs recessed area with a wooden staircase descending down to a small cellar, large built in cupboard housing consumer unit for the electrics, cornicing, airing cupboard housing hot water tank and boiler, dado rail, double radiator and single radiator, partially wood panelled walls, two sash windows to side aspect with views onto the garden, wooden partially glazed door opening to garden, door to;

LOUNGE-DINING ROOM

25'3 into bay x 14'6 (7.70m into bay x 4.42m)

Coving to ceiling, double radiator, fireplace with built in bespoke shelving, deep bay window to side aspect with views onto the garden, sliding door to;

KITCHEN

14'8 x 14'7 (4.47m x 4.45m)

In need of modernisation but offering lots of possibilities, currently fitted with a range of matching eye and base level cupboards and drawers with worksurfaces over, inset double drainer sink unit with mixer tap, space for range style cooker, ample space for breakfast table, double radiator, part tiled walls, space for tall fridge freezer, fireplace with storage set to the side, window and door to rear aspect overlooking the enclosed inner courtyard, door leading to glazed corridor and return door to entrance hall.

GLAZED CORRIDOR

7'9 x 4'4 (2.36m x 1.32m)

Wooden framed with glass to both sides, wooden partially glazed door giving access to the driveway, wooden partially glazed door opening to side aspect and providing access to the inner courtyard, door opening to the attached double garage and utility.

UTILITY ROOM

11'7 x 8'2 (3.53m x 2.49m)

Coving to ceiling, radiator, window looking into the inner courtyard, double bowl single

drainer sink, space and plumbing for washing machine and tumble dryer, fitted cupboards.

BEDROOM

12'6 x 11'7 (3.81m x 3.53m)

Coving to ceiling, radiator, double glazed French doors to side aspect opening onto the garden with double glazed windows either side.

WC

Low level wc, vanity enclosed wash hand basin, radiator, window to side aspect.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, low level wc, bidet, vanity enclosed wash hand basin, part tiled walls, heated towel rail, double glazed obscured glass window to side aspect.

GALLERIED LANDING

Radiator, coving to ceiling, door with wooden staircase leading to the turret room, door from galleried landing to an external staircase descending to the front of the property, coving to ceiling, partially wood panelled walls, airing cupboard.

BEDROOM

15'4 x 12'4 (4.67m x 3.76m)

Coving to ceiling, picture rail, radiator, windows to side aspect, door to;

EN SUITE

Walk in shower enclosure with electric shower, vanity enclosed wash hand basin.

BEDROOM

17'3 x 14'6 (5.26m x 4.42m)

Double glazed sash windows to side aspect with views onto the garden, archway to;

STORAGE

7'5 x 4'6 (2.26m x 1.37m)

Could be changed into an en-suite or dressing room.

BEDROOM

19'into bay x 15'2 (5.79minto bay x 4.62m)

Cornicing, double radiator, large walk in wardrobe, deep sash bay window to front aspect with uninterrupted view of the town out to the Channel.

BEDROOM

11'9 x 8'5 (3.58m x 2.57m)

Wash hand basin, coving to ceiling, radiator, built in cupboard with shelving, sash window to front aspect.

BATHROOM

Bath with mixer tap and shower attachment, low level wc, vanity enclosed wash hand basin, radiator, part tiled walls, wood effect laminate flooring, wall mounted enclosed boiler, heated towel rail, two double glazed sash windows to side aspect with pleasant views onto the garden.

TURRET ROOM

8' x 8' (2.44m x 2.44m)

Double glazed windows to front, rear and side elevations with panoramic southerly views and potential for a work from home office/study room.

OUTSIDE - FRONT

Carriage in and out driveway providing off road parking for multiple vehicles, the property is well screened and set back from the road with a variety of mature plants, shrubs and trees, offering a secluded setting, outside water tap. An external stone staircase provides access to the first floor landing with storage space beneath.

SOUTHERLY FACING GARDEN

South West facing garden, laid to lawn with a patio abutting the property, well-planted with a variety of mature plants and shrubs.

GARAGE

18'7 x 18'3 (5.66m x 5.56m)

Power and light, twin separate up and over doors, door to;

WORKSHOP

11'8 x 8'1 (3.56m x 2.46m)

Windows to both side and front elevations. This workshop has been used in the past as an eighth bedroom.

AGENTS NOTE

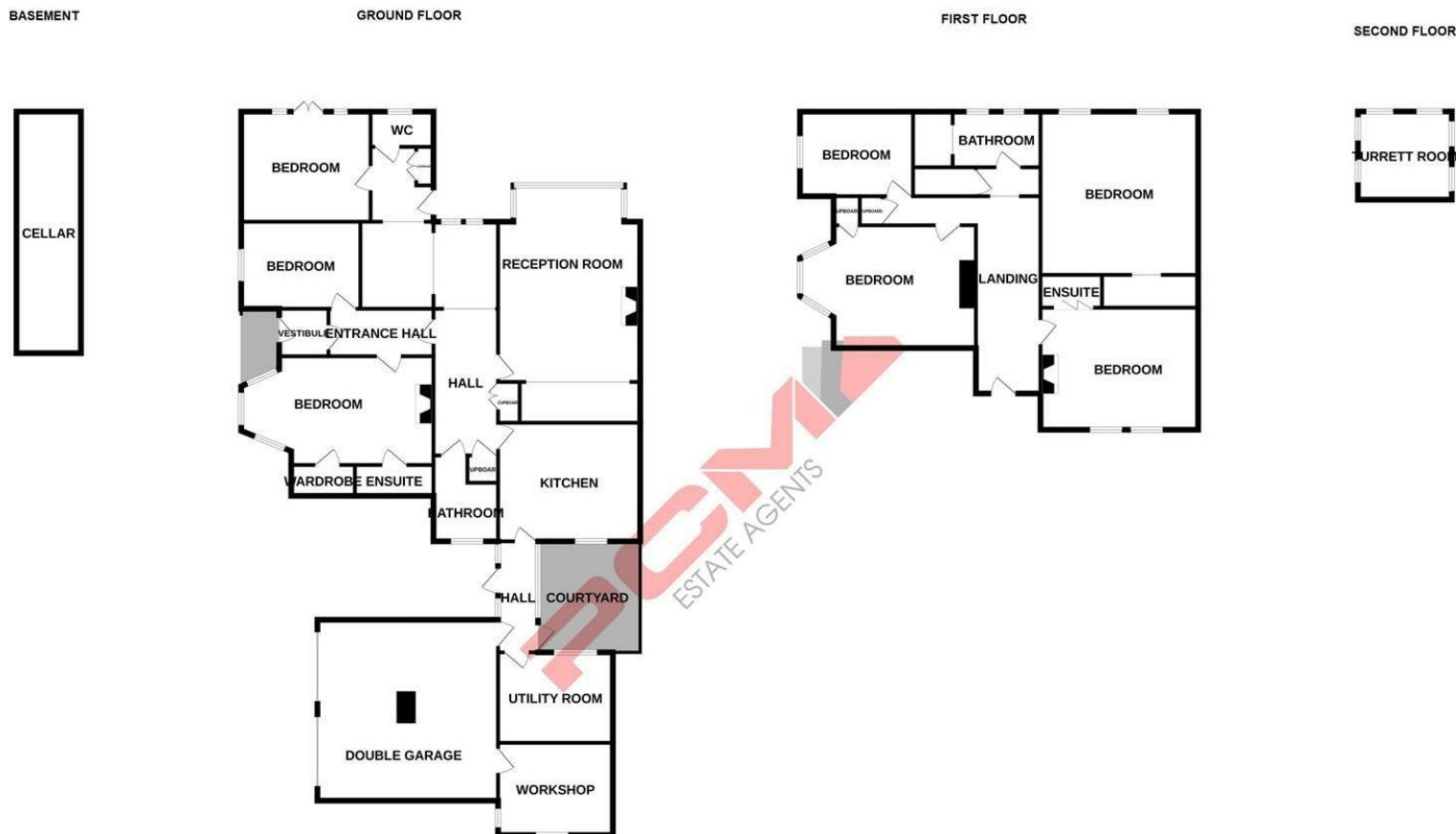
The property has been separated in the past and utilised as two separate dwellings and as such there are two boilers but only one gas supply, and the electrics are not separated.

Council Tax Band: E

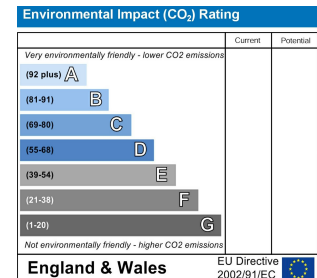
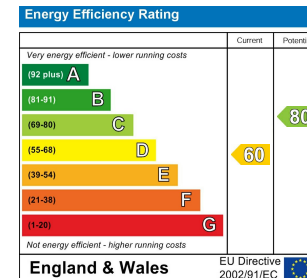








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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