



ESTATE AGENTS

**10, Godwin Road, Hastings, TN35 5JR**

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**Offers In Excess Of £1,100,000**

PCM are delighted to present to the market an opportunity to secure this EXCEPTIONALLY WELL-PRESENTED DETACHED SIX BEDROOMED VICTORIAN VILLA with the most OUTSTANDING FAR REACHING VIEWS of the OLD TOWN and out to SEA. Conveniently located just a short walk from Hastings historic Old Town.

This VICTORIAN VILLA offers VERSATILE ACCOMMODATION arranged over three floors comprising a ground floor spacious entrance hall providing access onto a well-lit 32sqm OPEN PLAN LOUNGE-DINING-KITCHEN SPACE which is ideal for entertaining being double aspect with French doors onto the IMPRESSIVE LANDSCAPED GARDEN with the aforementioned views. Also on the ground floor is a further reception room that could be utilised as a bedroom in addition to two further EN SUITE BEDROOMS. To the lower ground floor is a UTILITY ROOM, bedroom and bathroom, whilst to the first floor are THREE FURTHER LARGE EN SUITE BEDROOMS in addition to a family bathroom and separate family shower room.

All the rear facing rooms to the ground and first floor benefit from those SPECTACULAR VIEWS off the back of the house, over the garden and to the Old Town and beyond to the sea. The property retains some of its ORIGINAL PERIOD CHARM and has undergone EXTENSIVE UPDATING AND REFURBISHMENT by the current owners. Set back from the road with access via DOUBLE OPENING IRON GATES onto a cobble driveway providing OFF ROAD PARKING for multiple vehicles. Also, what was originally a detached garage is now a WORKSHOP/ GARDENROOM/ UTILITY SPACE but could easily be reinstated into a garage.

The GARDEN is a DELIGHTFUL FEATURE and SOUTH FACING arranged over terraces with several seating areas, all perfect to take in those lovely views.

This property is truly ONE OF A KIND and must be viewed to fully appreciate the space and position on offer. Offered to the market with NO ONWARD CHAIN, please call the owners agents now to book your viewing.

#### **ENTRANCE HALL**

Light and spacious providing access to all areas of the property, stairs providing access to upper floor accommodation.

#### **OPEN PLAN KITCHEN**

19' x 12'10 (5.79m x 3.91m)

This impressive kitchen is approximately 32 sq/m and offers an extensive range of matching eye and base level cupboards and drawers finished in high gloss with soft close hinges and complimentary worksurfaces over, range of appliances including two fitted ovens and induction hob, sympathetically laid out with an generous amount of worktop space, opening to;

#### **DINING ROOM- FAMILY ROOM**

Offering a generous amount of open plan space featuring an open fire with large full height rear bay and French doors opening up onto the patio with outstanding far reaching views over the garden, towards the Old Town and out to sea, return door to entrance hall.

#### **BEDROOM**

11'11 x 11'9 (3.63m x 3.58m)

Well-proportioned with exposed painted brickwork and skylight.

#### **EN SUITE**

7'7 x 4'8 (2.31m x 1.42m)

Newly fitted suite.

#### **BEDROOM**

13'1 x 9'9 (3.99m x 2.97m)

Good sized double bedroom.

#### **EN SUITE**

6'4 x 4'3 (1.93m x 1.30m)

Newly fitted suite.

#### **SITTING ROOM**

19'8 x 13'11 (5.99m x 4.24m)

Double doors leading onto the patio and gardens.

#### **HALF LANDING**

Open and well-lit leading into the guest bathroom and with stairs rising to the upper floor.

#### **SHOWER ROOM**

Newly fitted suite.

### **FIRST FLOOR LANDING**

Large landing space.

### **BEDROOM THREE**

10'3 x 8'9 (3.12m x 2.67m)

Good sized double bedroom with its own en-suite.

### **EN SUITE**

3'7 x 2'2 (1.09m x 0.66m)

Newly fitted contemporary shower suite.

### **BEDROOM FOUR**

13'9 x 13'9 (4.19m x 4.19m)

South facing with large bay window and adjoining en suite.

### **EN SUITE**

7'5 x 5'11 (2.26m x 1.80m)

Contemporary and newly fitted suite.

### **BEDROOM FIVE**

20'8 x 17'3 (6.30m x 5.26m)

Bay window with lovely views extending off of the back of the house, across the Old Town valley and out to sea, door to:

### **DRESSING ROOM**

Large windows overlooking the side of the property.

### **EN SUITE**

6'4 x 5'11 (1.93m x 1.80m)

Contemporary suite.

### **FAMILY BATHROOM**

10'9 x 3'10 (3.28m x 1.17m)

Servicing the main living quarters and featuring a contemporary suite.

### **LOWER GROUND FLOOR**

Into;

### **UTILITY ROOM**

18'10 x 12'5 (5.74m x 3.78m)

Fitted with a range of boards, space and plumbing for washing machine, integrated fridge and window to side aspect.

### **BEDROOM**

11'10 x 6'2 (3.61m x 1.88m)

Good sized with south facing window.

### **BATHROOM**

7'6 x 5'11 (2.29m x 1.80m)

Good sized with Japanese style bath.

### **UTILITY ROOM/ WORKSHOP**

19'4 x 7'8 max (5.89m x 2.34m max)

Formerly the garage and utilised as an additional utility/ workshop/ garden room with its own water supply, skylight and double opening wooden doors to the front, rear and side elevations.

### **CARRIAGE DRIVEWAY**

With access via two double opening iron gates onto a cobble driveway providing a good level of privacy and seclusion from the road and plenty of parking.

### **REAR GARDEN**

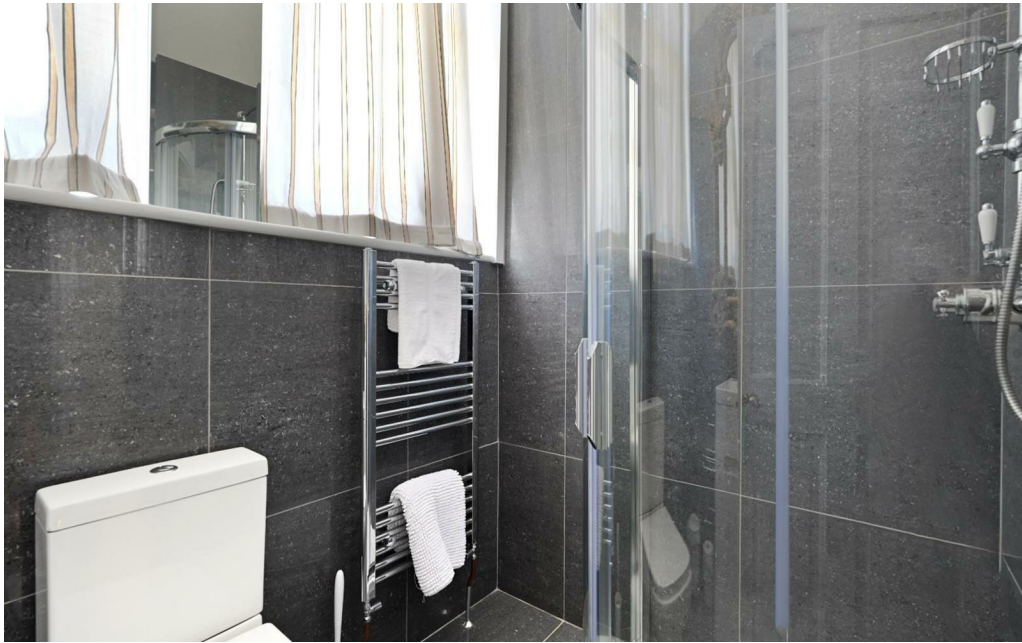
Sympathetically terraced and south facing with the most spectacular views over the Old Town and out to sea. Views can be enjoyed from several of the terraces, there is a good sized sandstone patio abutting the property with steps down onto a section of lawn and a further patio to the rear section of garden. The garden is well-cultivated and sympathetically planted with a variety of mature plants and shrubs, you are not likely to obtain better Old Town and sea views that this property has to offer.

### **AGENTS NOTE**

The vendor has advised us that there is planning permission to build a balcony on the first floor and also to have direct access to basement from the garden.

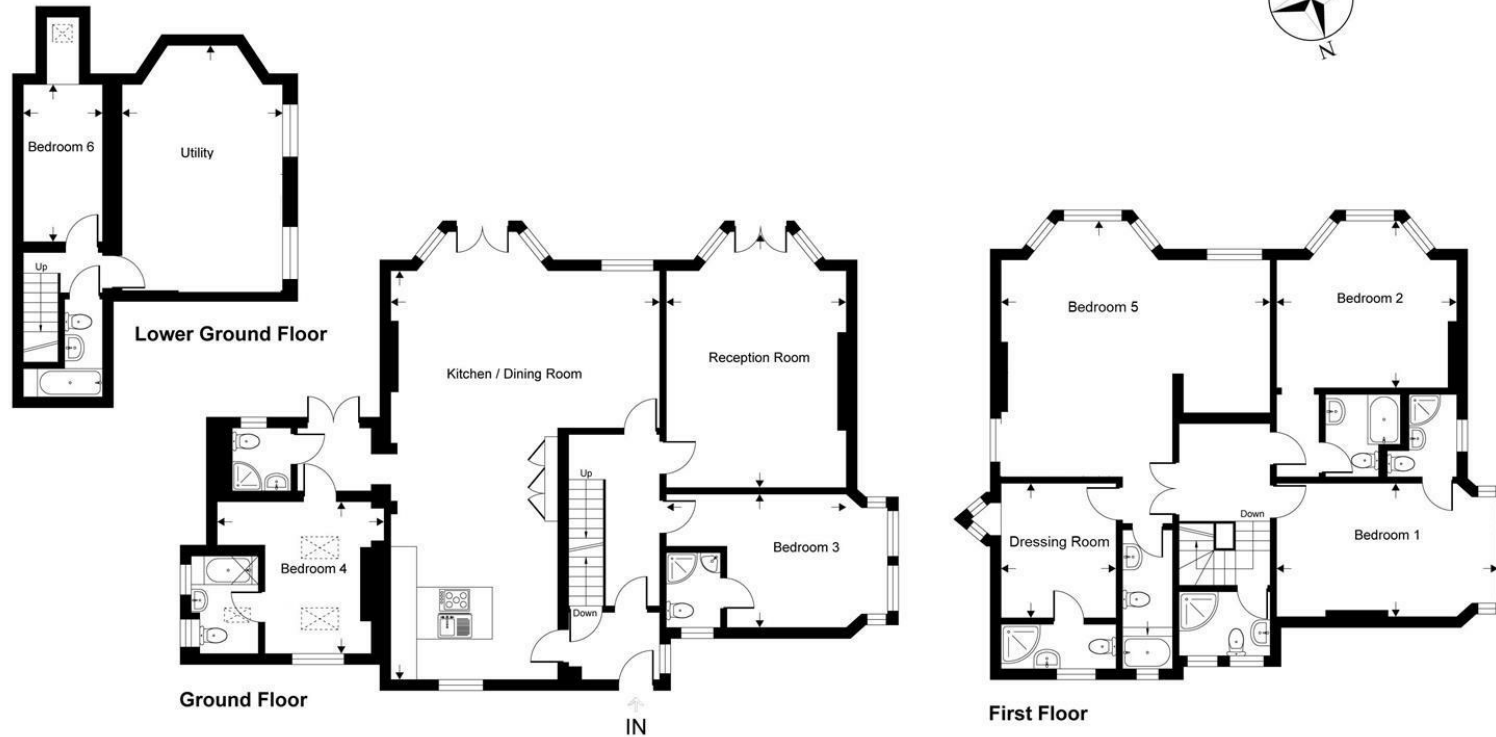






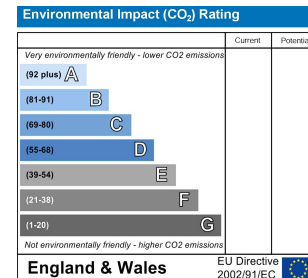
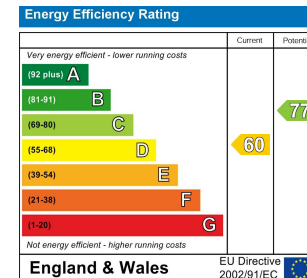
# Godwin Road, TN35

Approximate Gross Internal Area = 266 sq m / 2868 sq ft



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