



59, Lower Park Road, Hastings, TN34 2LD

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Tel: 01424 839111

Price £685,000

PCM welcome to the market a rare and exciting opportunity to secure this ATTRACTIVE DETACHED FIVE/SIX BEDROOM VICTORIAN VILLA currently registered as a guest house but can be reverted back to a residential home, subject to necessary consents. Occupying an elevated position secluded from the road with LOVELY VIEWS over the picturesque Alexandra Park.

This Victorian Villa retains a wealth of its ORIGINAL PERIOD FEATURES including MARBLE FIREPLACES, CORNICING, ORIGINAL FLOOR TILED in the vestibule & entrance hall and is set on one Hastings most coveted roads. With LARGE SPACIOUS ROOMS particularly on the ground floor there is plenty of room to entertain and host family gatherings.

Step inside to be greeted by a spacious vestibule which transitions seamlessly into the entrance hall, from here you can access the BAY FRONTED LIVING ROOM, DINING ROOM, kitchen and FAMILY ROOM/ SIXTH BEDROOM, a breakfast room, SUN ROOM, and DOWNSTAIRS SHOWER ROOM with wc, this concludes the accommodation to the ground floor.

To the first floor there are FOUR EN SUITE BEDROOMS, in addition to a FIFTH BEDROOM and family bathroom/shower room with separate wc. Some of the bedrooms have marble fireplaces and park views.

Outside to front there is a landscaped garden with a pathway leading to the front door, some planted borders compliment the frontage and add to the kerb appeal from the roadside. The REAR GARDEN is over two terraces, with a LOWER PATIO and the upper terrace being laid to LAWN with shrubs.

Lovely views of Alexandra Park can be enjoyed from across the front of the property whilst it's convenient position is within reach of bus routes, schools and Hastings town centre with its mainline railway station with convenient links to London are all within reach.

Call to arrange your viewing now to avoid disappointment.

ORIFINAL WOODEN FRONT DOOR

With leaded light window and coloured glass inserts, opening to:

IMPRESSIVE VESTIBULE

Original tiled flooring, built in storage, cornicing, dado rail, sash window to side aspect, further wooden partially glazed door opening to:

SPACIOUS ENTRANCE HALL

Combination of original tiled flooring and carpet, stairs rising to upper floor accommodation, under stairs storage cupboards, double radiator, cornicing, wall lighting, doors opening to the living room, dining room, family room and kitchen.

LIVING ROOM

22'6 into bay x 13'8 (6.86m into bay x 4.17m)

Ceiling height 11'1, cornicing, picture rail, high skirting boards, double radiator, original period marble fireplace, sash bay window to front aspect with a pleasant outlook over the front garden and elevated views over the park, open plan to:

DINING ROOM

18'4 x 13'5 (5.59m x 4.09m)

Ceiling height 11'1, cornicing, picture rail, high skirting boards, original Victorian marble fireplace, return door to entrance hall, double radiator, sash window to rear aspect, double opening doors to the sun room.

FAMILY ROOM

17'9 into x 13'8 (5.41m into x 4.17m)

Ceiling height 11'1, period fireplace, cornicing, picture rail, double radiator, sash bay window to front aspect with a pleasant outlook over the front garden and elevated views over the park. This is a versatile room that could be utilised as an additional bedroom, family room.

KITCHEN

13' x 12'8 (3.96m x 3.86m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with extractor over and waist level separate oven, inset one & ½ bowl sink with mixer tap, space and plumbing for washing machine and dishwasher, under cupboard lighting, space for tall fridge freezer, two sash windows to side aspect, open plan to:

BREAKFAST ROOM

12'1 x 11'4 narrowing to 7'4 (3.68m x 3.45m narrowing to 2.24m)

Television and telephone points, access to boiler room, double radiator, double opening doors into the sun room, return door to entrance hall, double glazed windows and doors to rear aspect allowing for outlook and access onto the bottom section of garden.

DOWNSTAIRS SHOWER ROOM

Walk in shower enclosure with electric shower, pedestal wash hand basin, low level wc, built in storage cupboards, double radiator, part tiled walls, two sash windows to side aspect.

SUN ROOM

17'7 x 8'8 (5.36m x 2.64m)

Light and sunny room located at the rear of the property with views and access onto the garden, built in storage cupboard, access to:

UTILITY/ STORE ROOM

Space and plumbing for washing machine, space for tall fridge freezer, ample storage space, double glazed window to rear aspect.

HALF LANDING

Stairs to the main landing, sash window to rear aspect, doors to bathroom and wc.

MAIN LANDING

Cornicing, storage cupboard, double radiator, door to:

BEDROOM

18'2 x 11'5 (5.54m x 3.48m)

Cornicing, double radiator, original marble fireplace, two windows to rear aspect with views onto the garden, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure with electric shower, low level wc, vanity enclosed wash hand basin, part tiled walls, radiator, window to side aspect.

BEDROOM

14'7 x 14'4 (4.45m x 4.37m)

Original Victorian marble fireplace, cornicing, built in cupboards, double radiator, vanity enclosed wash hand basin with mixer tap, shaver point, two windows to front aspect enjoying elevated views to Alexandra Park, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure with electric shower, low level wc, extractor fan for ventilation.

BEDROOM

14'2 x 13'9 narrowing to 9'2 (4.32m x 4.19m narrowing to 2.79m)

Cornicing, double radiator, secondary glazed windows to front aspect allowing for elevated views onto Alexandra Park, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure with shower, pedestal wash hand basin with chrome mixer tap, low level wc, part tiled walls, coving to ceiling.

BEDROOM

11'11 x 11'6 (3.63m x 3.51m)

Double radiator, window to front aspect with elevated views over Alexandra Park, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure with electric shower, pedestal wash hand basin with chrome mixer tap, low level wc, radiator, part tiled walls, shaver point.

BEDROOM

12'5 x 6'5 (3.78m x 1.96m)

Wall mounted vanity enclosed wash hand basin with tiled splashbacks and shaver point, double radiator, sash window to side aspect.

BATHROOM

Original Victorian stand alone bathtub, low level wc, contemporary pedestal wash hand basin, double radiator, walk in shower enclosure, sash window to rear aspect with views onto the garden.

SEPARATE WC

Low level wc, window to rear aspect with views onto the garden.

REAR GARDEN

Concrete patio abutting the property, arranged over two terraces with the upper terraces being mainly laid to lawn with mature plants and shrubs. Currently the top terrace is not accessible as there needs to be fixed external steps added.

FRONT GARDEN

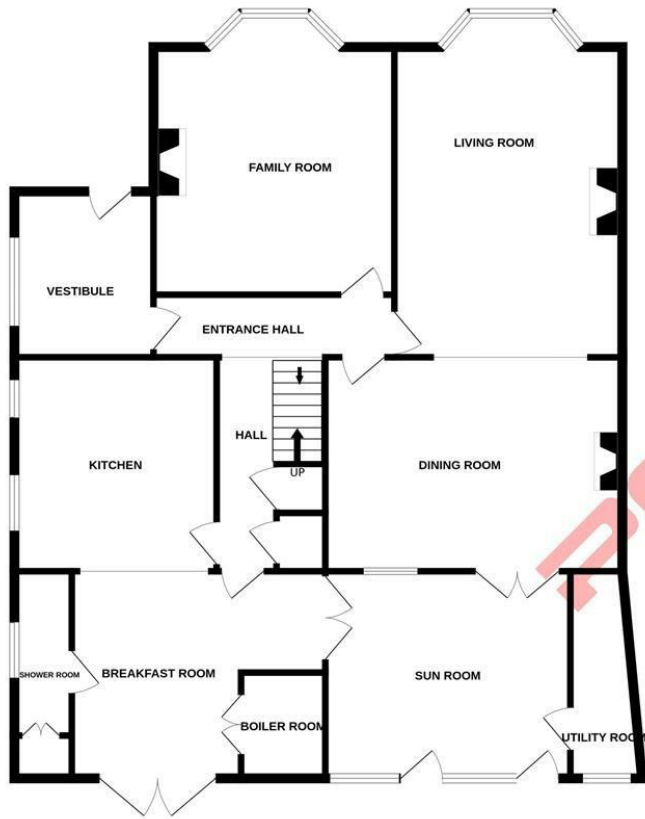
Landscaped with a meandering path leading to the front door, there are a variety of mature plants and shrubs offering a screen from the road and lots of privacy/seclusion.







GROUND FLOOR



1ST FLOOR



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.