



52, Baldslow Road, Hastings, TN34 2EY

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £800,000

A RARE OPPORTUNITY has arisen to acquire this SIX BEDROOM, THREE RECEPTION ROOM, DETACHED VICTORIAN VILLA, located on an incredibly sought-after road within easy reach of the picturesque Alexandra Park and Hastings town centre.

The property retains a plethora of ORIGINAL FEATURES including HIGH CEILINGS, CORNICING, FIREPLACES and PICTURE RAILS. Boasting SPACIOUS & VERSTAILE ACCOMODATION over three floors comprising a canopied entrance, entrance vestibule leading to hallway, living room, SEPARATE DINING ROOM, 27ft KITCHEN-FAMILY ROOM, utility room and wc. To the first floor there are SIX BEDROOMS, a family bathroom and a separate wc, whilst to the second floor there is a spacious ATTIC ROOM which could be utilised as another bedroom or further living space.

Externally the property enjoys a PRIVATE AND SECLUDED REAR GARDEN, whilst to the front there is OFF ROAD PARKING leading to a DETACHED GARAGE.

Located on this highly sought-after road within easy reach of a number of amenities. The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

WOODEN FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Original tiled flooring, built in cupboard housing electric meter, cornicing, further part stained glass door opening to:

ENTRANCE HALL

Stripped wood flooring, radiator, decorative cornice, walk in storage/ shoe cupboard, window to side aspect, under stairs storage, stairs to upper floor accommodation.

LOBBY

Radiator, window to rear, door giving access to the cellar.

LIVING ROOM

17'5 x 17'3 into bay (5.31m x 5.26m into bay)

Access via the entrance hall. Fireplace with dark marble surround and mantle over, decorative tiled insert and hearth, inset coal effect gas fire, two radiators, picture rail, decorative cornice and ceiling rose, stripped wood flooring, two windows to side aspect and bay window to front aspect.

DINING ROOM

20'3 into bay x 14'3 (6.17m into bay x 4.34m)

Stone fireplace with matching insert and hearth, decorative cornice, ceiling rose, picture rail, stripped wood flooring, two radiators, two windows to side aspect, bay window to front aspect.

KITCHEN-FAMILY ROOM

27'7 x 12'9 (8.41m x 3.89m)

Stripped wood flooring, fitted with a range of wall and base level units with worksurfaces, part tiled walls, inset single drainer sink unit, six burner gas hob, inset double oven, plumbing for dishwasher, further appliance space, picture rail, window to side aspect, open plan to the family area with decorative fireplace and mantle, two radiators, picture rail, decorative cornice and ceiling rose, two windows to side aspect, open plan to:

BREAKFAST ROOM

9'4 x 8'2 (2.84m x 2.49m)

Radiator, double glazed double doors leading to garden.

UTILITY ROOM

5'8 x 5'5 (1.73m x 1.65m)

Sink unit with cupboards beneath, additional wall unit, worksurface, part tiled walls, plumbing for washing machine, two wall mounted gas fired boilers: one for each floor, window to rear aspect.

CLOAKROOM

Comprising a low level wc, radiator, window.

HALF LANDING

Decorative stained glass picture window, further stairs leading to:

SEPARATE WC

Low level wc, wash basin, radiator, window.

FIRST FLOOR LANDING

Radiator, heating control, decorative cornice, under stairs storage recess, door providing access to stairs leading to the attic room.

BEDROOM ONE

16'7 x 14'3 (5.05m x 4.34m)

Marble fireplace and mantle, cast iron insert, picture rail, cornicing, two radiators, two windows to the front aspect.

BEDROOM TWO

14'2 x 14'3 (4.32m x 4.34m)

Marble fireplace and mantle with cast iron insert, two radiators, picture rail, cornicing, two windows to front aspect.

BEDROOM THREE

10'9 x 7'8 (3.28m x 2.34m)

Interconnecting door from bedroom two, radiator, window to side aspect. This room could be used as a dressing room for bedroom two.

BEDROOM FOUR

14'5 x 12'9 (4.39m x 3.89m)

Marble fireplace and mantle, cast iron insert, radiator, two windows to side aspect.

BEDROOM FIVE

13'9 x 10'9 (4.19m x 3.28m)

Decorative fireplace, radiator, window to rear aspect. Interconnecting door to bedroom six.

BEDROOM SIX

13'1 x 7'8 (3.99m x 2.34m)

Radiator, window to rear aspect. Interconnecting door to bedroom five.

BATHROOM

Comprising a panelled bath with shower over, wash basin, wc, part tiled walls, radiator, built in linen cupboard, window to front aspect.

ATTIC ROOM

28'5 x 25'7 (8.66m x 7.80m)

Being principally open plan with access to eaves and numerous Velux windows. From this room there are also stairs giving access to the roof.

INTERNAL ROOM

12'7 x 10' (3.84m x 3.05m)

Also with Velux window and access to eaves storage.

CELLAR

Steps descending from the inner lobby, providing useful storage, housing the gas meter and access beneath the property.

OUTSIDE - FRONT

Driveway providing parking leading to:

DETACHED GARAGE

18'6 x 10'4 (5.64m x 3.15m)

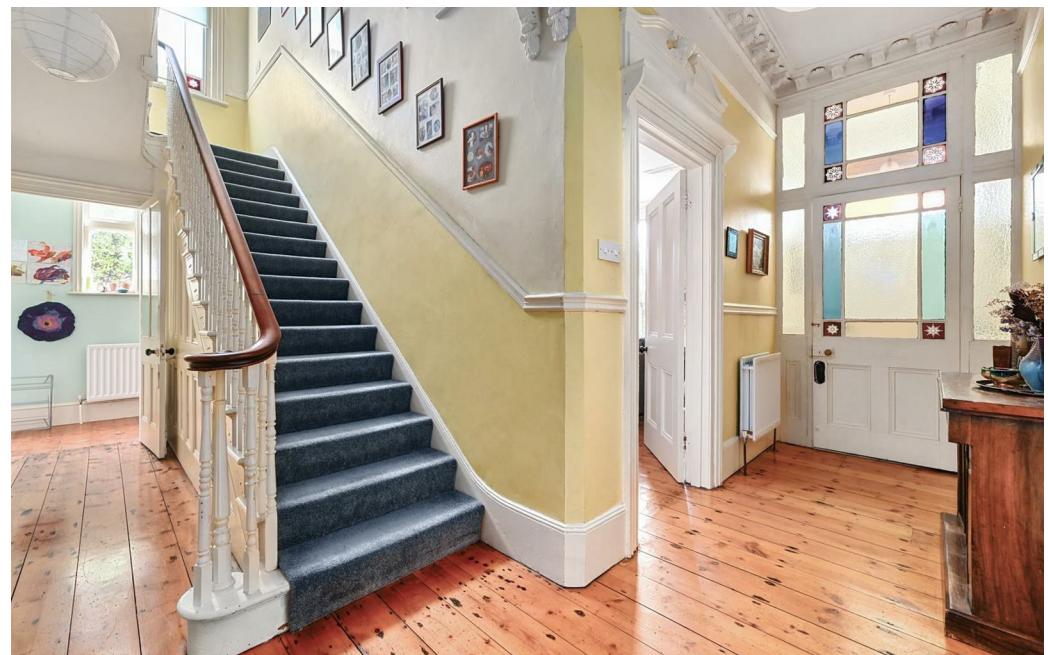
Located at the side of the property. Timber double doors, window to each side, currently boarded, door to rear.

GARDENS

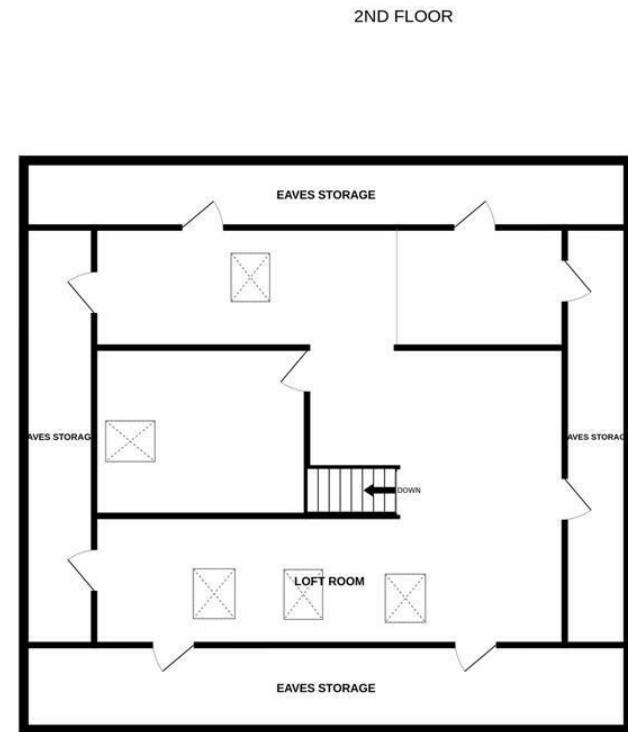
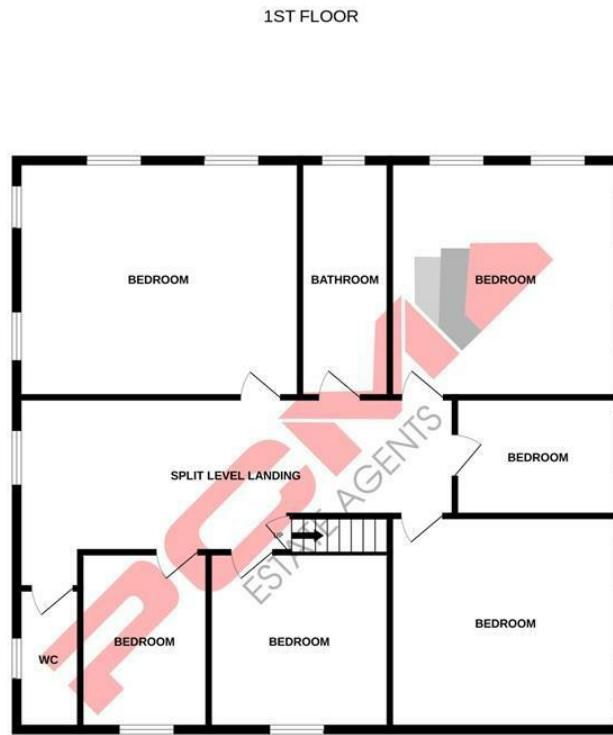
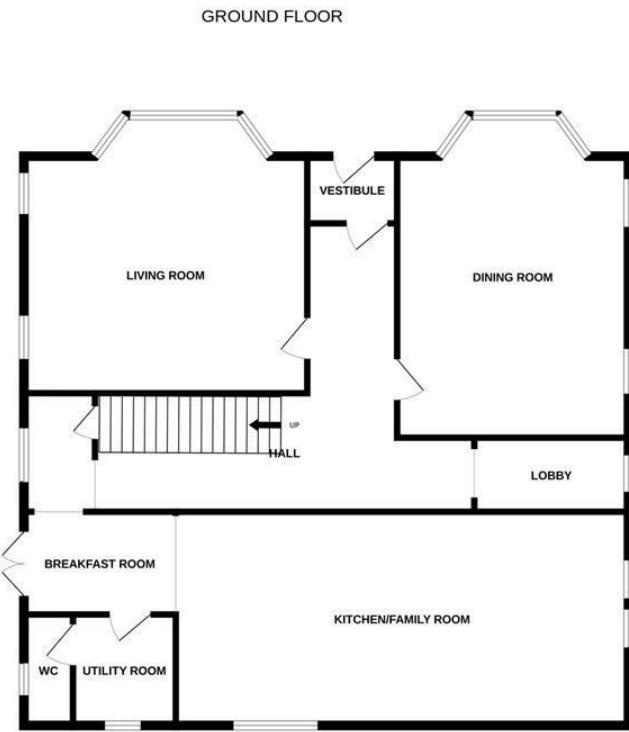
Extending to the side of the property adjoining the garage, with paved patio, access to external power, further raised area of garden, steps giving access to the top of the garage which has been arranged as a roof terrace. The patio extends across the rear of the property which in turn gives access to the rear lawn, being principally level with wide borders housing a variety of mature trees shrubs and bushes. There is additional access to the left hand side with matching paving slabs and a wide border.

Council Tax Band: D









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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.