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**Sandlewood Lodge, 10 Godwin Road, Hastings, East Sussex TN35 5JR
Offers In Excess Of £1,100,000**

A rare opportunity to acquire this stunning detached Victorian villa which has undergone extensive refurbishment by the current owner over a two year period and is positioned in one of the most favoured locations in Hastings. The accommodation has many period features ,high ceilings, floor to ceiling French doors, large sash windows and arranged over three floors comprising of six bedrooms with a large feature open plan kitchen/diner/reception room, self-contained annex and lower ground floor flat making the property absolutely perfect for dual occupation, air B&B or home and income. There is attention to detail throughout with high specification fixtures & fittings, cornices, fireplaces and an attractive central staircase. Furthermore the property features Oak flooring, three additional and characterful reception rooms, nine bathrooms, large 80ft wide carriage style driveway which can comfortably park four cars with the security of twin double gates at the front and to the rear a superb south facing rear garden with formal lawn and patio areas, separate studio/workshop (18.11 x 8'4) and of course wonderful sea views. This property can be used as one large family home with an annex or as three self contained units, offering a main residence lower ground floor flat and a first floor annex. The property is in an elevated position looking down the valley between the East and West Hills within immediate walking distance to the popular Hastings Old Town with its shops & restaurants, bus services on Old London Road and access to Hastings Country Park. This is a magnificent property and also benefits from planning permission to build a balcony on the first floor and also to create a small terrace on the lower ground floor with direct entrance from the side of the house. Property of this nature is seldom available to purchase and viewings come highly recommended.







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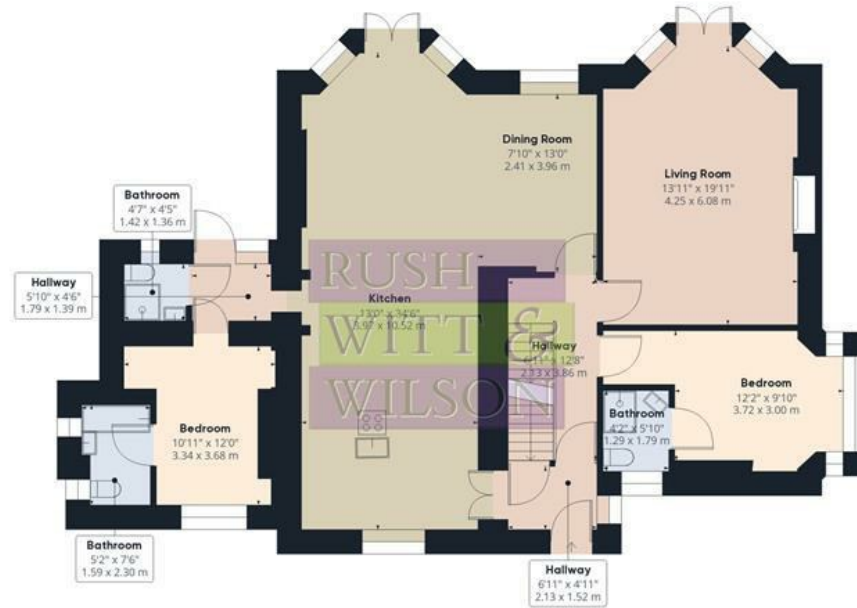
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Floor -1 Building 1

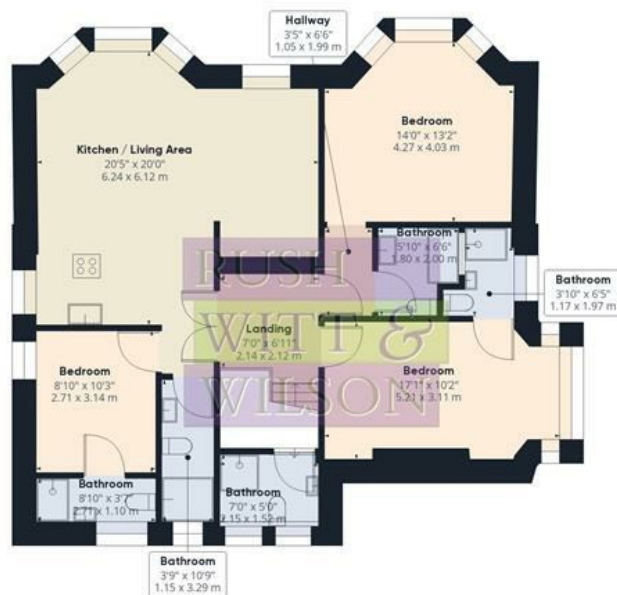


Floor 0 Building 1

Approximate total area⁽¹⁾

2882.05 ft²

267.75 m²



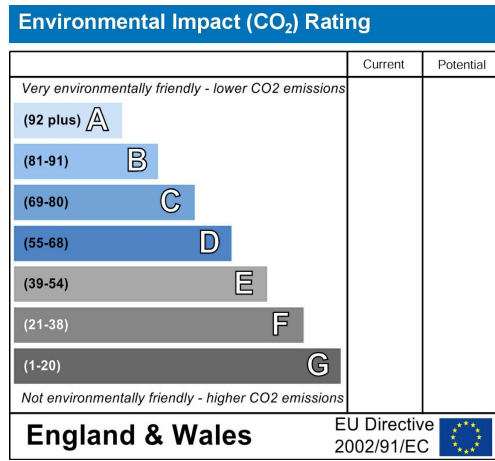
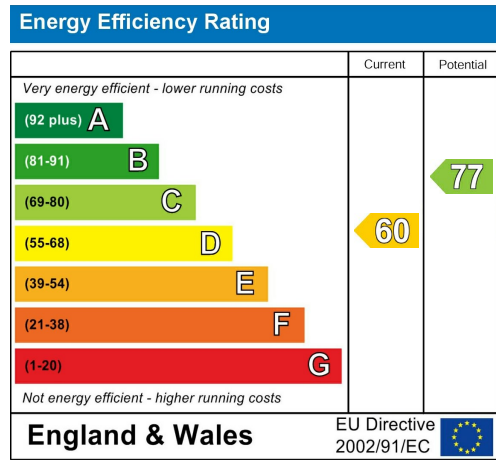
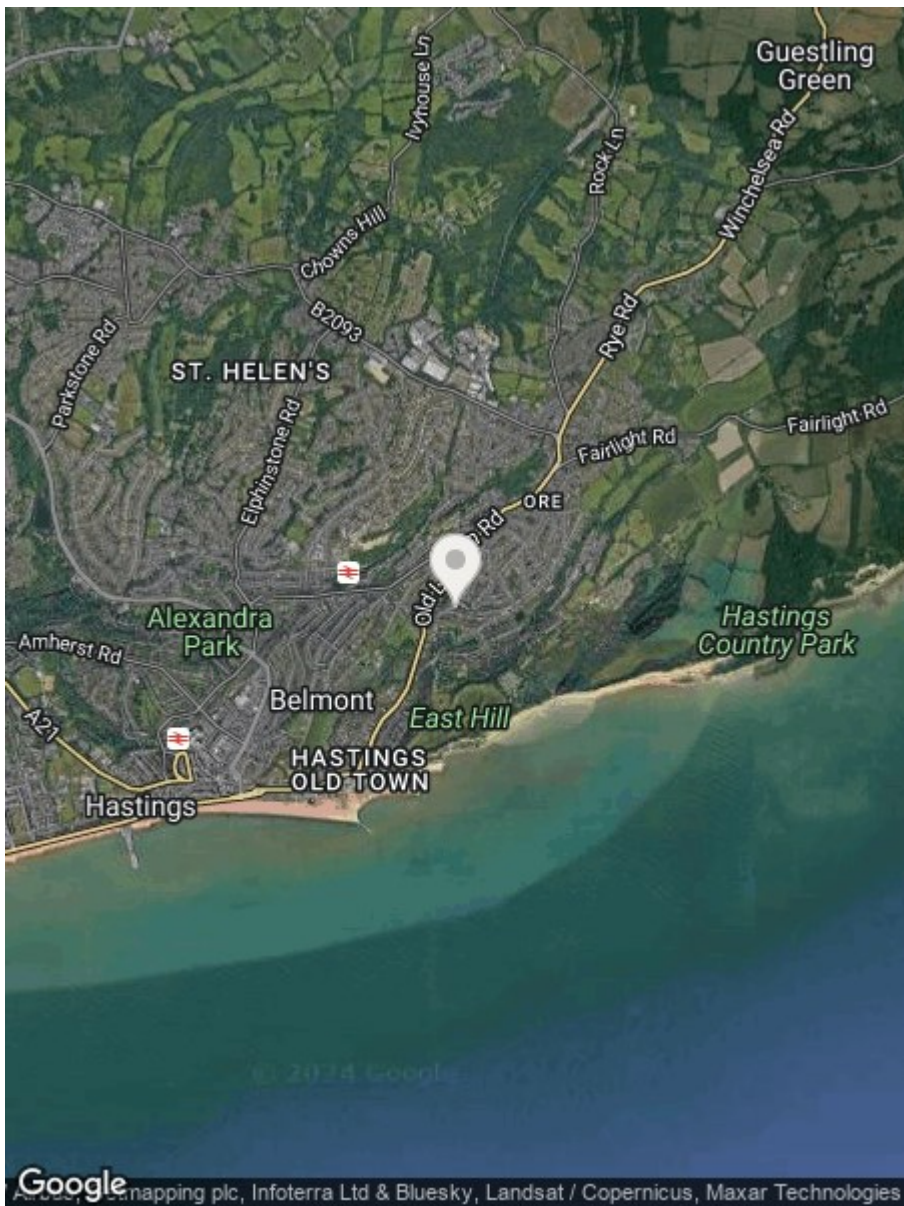
Floor 1 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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