

**RUSH
WITT &
WILSON**



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WITT &

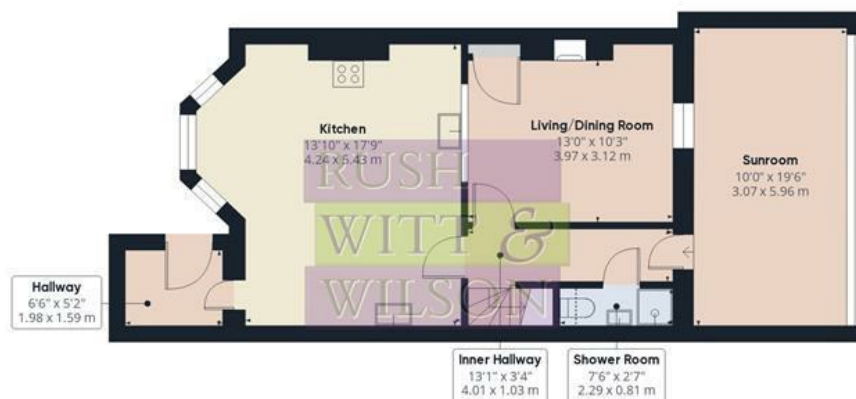
28 Edwin Road, Hastings, East Sussex TN35 5JT
£575,000

Set in the sought-after Clive Vale location, this stunning period home is complemented by expansive rear gardens. Finished to an exceptional standard with a meticulous attention to detail, it seamlessly blends period charm with modern sophistication. A Victorian chequer-tiled walkway leads to a grand entrance hallway with period double doors, intricate cornicing, and an elegant chandelier. To the right, the spacious ground-floor living room is bathed in light thanks to a southwest-facing bay window. The room is further enhanced by original exposed and painted floorboards, a period marble fireplace, ornate two-tiered cornicing, and a striking ceiling rose. The remainder of this floor includes a large double bedroom, offering beautiful garden views through sash windows. A charming cloakroom with an original stained-glass window is located on the half landing. A period turning staircase, complete with an exceptional arched stained-glass window, leads to the first-floor landing. This floor includes two additional double bedrooms and a fully fitted family bathroom. The rear bedroom offers sweeping panoramic views over the valley, Fire Hills, and the nearby country park. The front-facing master bedroom boasts a decorative period fireplace. The top floor features a fourth bedroom with vaulted ceilings, ample storage, and Velux windows to both the front and rear, making the room bright and airy throughout the day. Descending the turning staircase, you'll find a kitchen with a mix of fixed and free-standing units, all finished with hardwood work surfaces. To the rear of this floor is a further living space/dining room with an inset wood burner, shower room and conservatory. The expansive and mature southeast-facing garden spans over two hundred feet with your very own pond at the rear that could become a fresh water pool. Located in one of Hastings' most desirable residential areas, the property is within walking distance of the beach, promenade, and the historic Old Town.









Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1759.26 ft²

163.44 m²

Reduced headroom

75.55 ft²

7.02 m²

(1) Excluding balconies and terraces

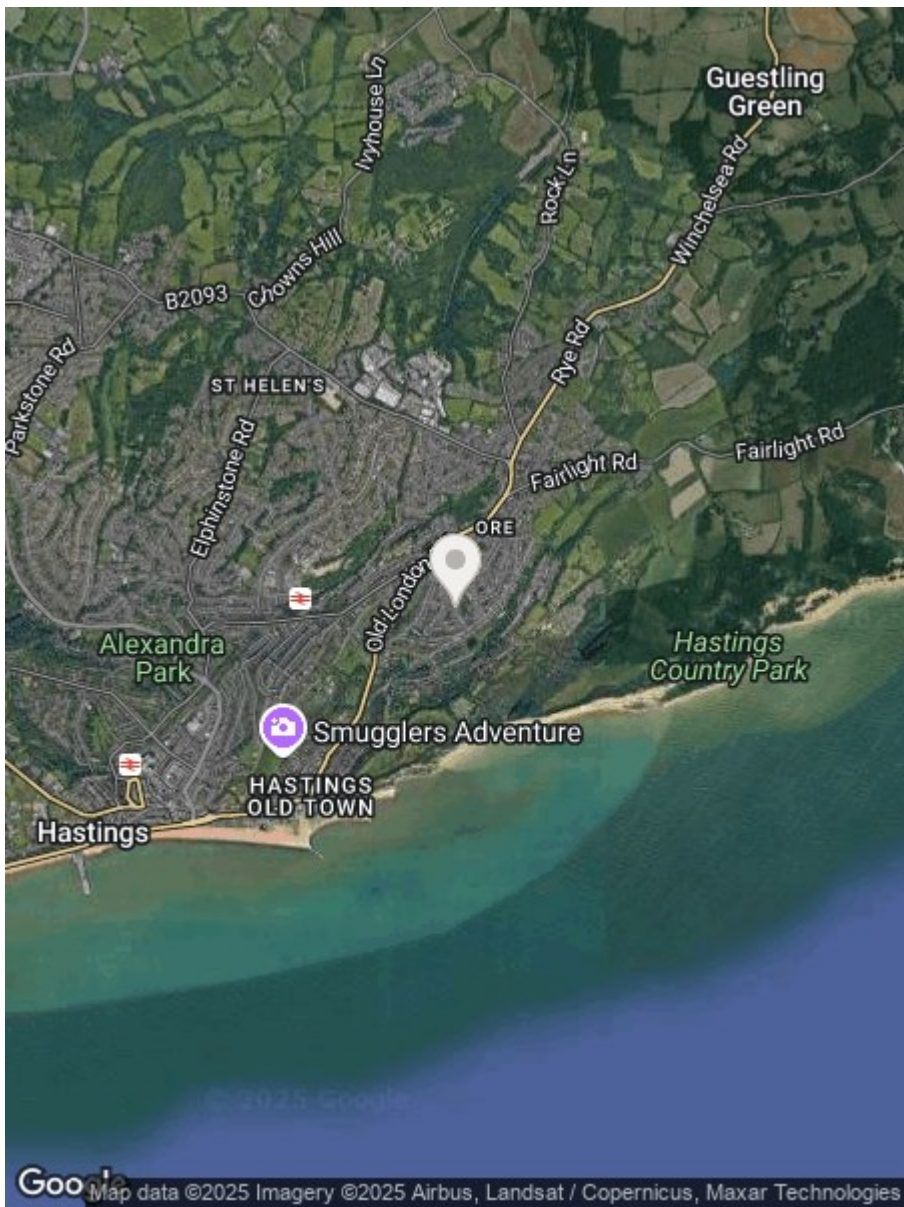
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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	



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