



LOWER PARK ROAD
HASTINGS

£1,100,000
Freehold

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Set on the edge of Alexandra Park sits this substantial detached Edwardian villa designed in 1906 by the architect Henry Ward. Held within established gardens and layered with original character, the house is defined by its varied volume, with white-rendered elevations set against black timber framing and a prominent turret rising above the roofline.

Inside

Entry is via a panelled timber door set with stained glass panels, opening into a tiled vestibule. A glazed inner door leads into an octagonal reception hall. Encaustic tiles continue underfoot, paired with original wall panelling, establishing a material palette that runs throughout. From here, arched openings link the adjoining rooms. The main reception room is set to one side, arranged with exposed pine floorboards, dentil corning and ornate cast iron fireplace, framed by a fluted wooden surround.



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Two broad bay windows sit within deep reveals, offering access to the garden beyond. A large dining room rests on the opposing side, where triple aspect windows draw light into the room with views over the garden. Egg-and-dart plasterwork lines the ceiling, set against a marble fireplace and deep skirting. The kitchen sits centrally to the rear, fitted with timber cabinetry topped in a light worktop. A quarry-tiled boot room and large utility rest beyond, with direct access to the garden and secluded courtyard. A large walk-in pantry, study and cloakroom complete the floor.

A broad staircase lined with crisp white panelling rises to the first floor where a galleried landing centres the space. The principal bedroom occupies the front of the plan, with a bank of fitted wardrobes providing useful storage, while a wide bay window offers elevated views over Alexandra Park. The adjoining ensuite bathroom is complete with free standing bath and period appropriate fittings. Three further double bedrooms are arranged across the floor, where original proportions and intricate detailing remain. A separate family bathroom and WC sit neatly to one side.

An enclosed staircase rises to a turret room on the second floor. Currently utilised as a library, familiar leaded windows and bespoke shelving dress the room. From here elevated views extend across the surrounding



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Outside

Sitting within approximately 0.3 acres of established grounds, tended gardens give a feeling of space within the boundary. Sandstone walls and brick pillars define the frontage, where the garden is laid to lawn, bordered with mature trees and shrubs. A large driveway and substantial detached garage with power, loft space and log store sit to one side. To the rear, a broad raised lawn extends from a terrace spanning the width of the house, framed by established planting and trees. A further secluded courtyard is set behind a gate, providing side access from the front garden.



Area

Ideally located for access to Alexandra Park, popular Queens Road, The Yard at Waterworks Road and St Andrews Market. The historic Hastings Old Town is a short stroll over the West Hill, while the seafront and St Leonards are also within walking distance. Mainline stations nearby provide direct links to Central London.





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