



Elphinstone Road, Hastings, TN34

Offers Over £500,000

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# Key Features

- Semi Detached Victorian Home In Blacklands
- Sympathetically Restored Throughout
- Four Bedrooms With Far Reaching Views
- Bay Fronted Living Room With Working Fireplace
- Bespoke Kitchen With Marble Central Island
- Landscaped Garden Offering Multiple Areas
- Self Contained Basement With Utility Area
- Off Road Parking For Two Vehicles
- Walking Distance To Station, Alexandra Park, Schools And Town Centre
- No Onward Chain



*Beautifully Restored Four Bedroom Victorian Home In The Sought After Blacklands Area, Featuring Elegant Period Details, Spacious Living Areas, Landscaped Gardens, Off Road Parking, And Easy Access To Alexandra Park, Schools And The Town Centre.*





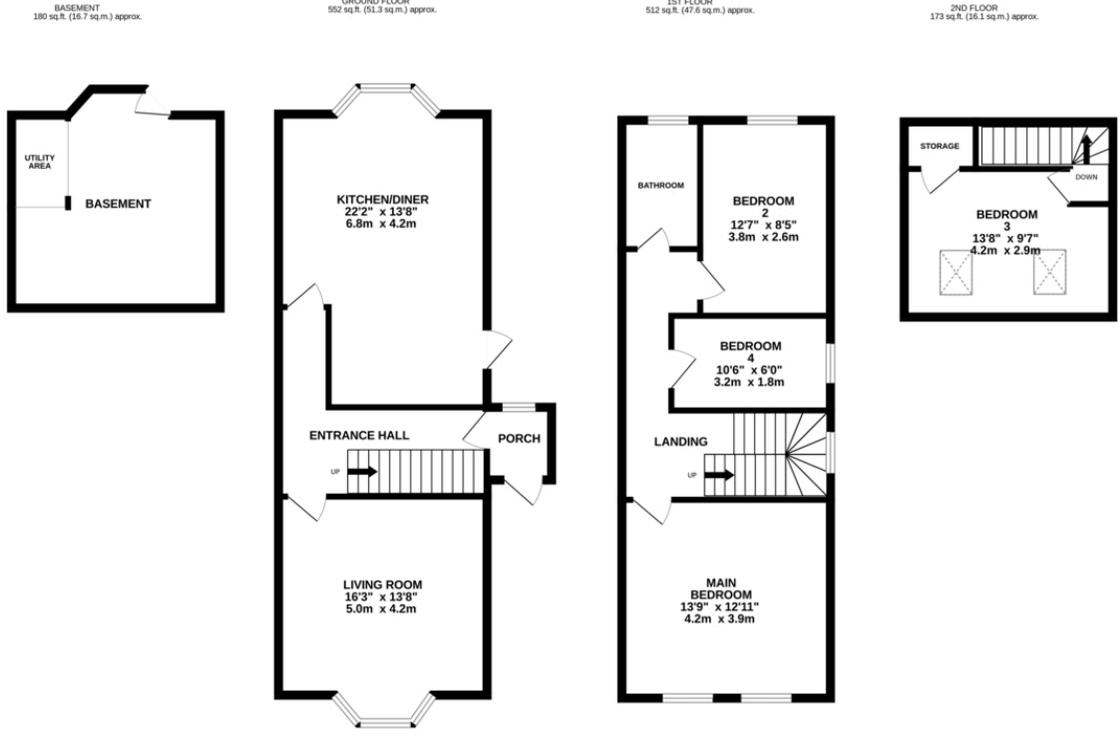
A handsome semi detached house that has been meticulously restored by the current owners and retains a wealth of original features. This is a home of character, craftsmanship, and comfort that is perfectly positioned for family living in one of Hastings' most desirable neighbourhoods.

The bay-fronted living room is a true highlight, with a working open fireplace and large sash windows with plantation shutters that draw in an abundance of natural light. To the rear, the impressive kitchen and dining space makes the perfect hub for family life, fitted with bespoke cabinetry, a Carrara marble center island, framed by a classic marble fireplace.

The staircase leads you to the first floor landing, where the rooms at the rear elevation have far-reaching rooftop views. There are three bedrooms and a stylish bathroom, while the top floor has a generous fourth bedroom with dual Velux windows. A drop down ladder from the first floor landing, leads to a generous fully boarded loft space that has power and light.

Outside, the landscaped rear garden offers multiple seating areas ideal for alfresco dining and entertaining as well as an area of raised beds, greenhouse and play shed. There is also access to a versatile self contained basement providing useful storage space as well as plumbing for utilities. To the front, a driveway accommodates two vehicles, with the entrance to the house through a side porch with a log store, side access to the garden and bin storage.





TOTAL FLOOR AREA : 1418 sq.ft. (131.7 sq.m.) approx.

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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold  
Council Tax Band: C  
Council Authority: Hastings Borough

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