



PLYNLIMMON ROAD  
HASTINGS

£450,000  
*Freehold*

HELLO@CROFTAGENCY.CO.UK  
+44 (0)1424 587087

# CROFT



## PLYNLIMMON ROAD, HASTINGS

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Positioned at the top of the West Hill, this four-storey Victorian house is arranged across a series of carefully tiered levels. A consistent palette of softened tones and bolder accents run throughout, creating a calm and well-balanced interior.

### Inside

Entry is through a painted timber door with fanlight above. A bayed reception room sits to the front of the plan, where double glazed sash windows draw easterly light into the space. A cast iron Jøtul stove is set within an exposed brick chimney breast, flanked by alcove joinery. Solid oak boards run underfoot, with full-height panelling lining the walls. A spacious double bedroom, currently arranged as a reception room, sits to the rear. A double-glazed canted bay and near full-length picture window frame far-reaching views across the townscape and towards the sea.



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Block timber floors continue, with a further wood burning stove and fitted joinery.

The lower ground floor forms the principal living space. To the front, a bespoke in-frame kitchen is finished in a softened black, set against cream walls and fitted carpentry. A range-style oven anchors the room, while French doors open onto a sunken terrace with steps rising to the street above. Wide boards run steadily to the dining area positioned to the rear. Bi-folding doors open onto a west-facing terrace, drawing afternoon light into the plan. A wood-burning stove forms a natural focal point.

A utility room with WC is set neatly beneath the stairs. The upper floors provide a loft room and further bedroom. The principal houses a run of fitted wardrobes giving ample storage, washed in afternoon light by a large, shuttered bay window. A family bathroom sits adjacent, enveloped in panelled walls, exposed brick and dressed with a roll-top bath and walk-in shower. An open staircase rises to the uppermost floor where vaulted ceilings form an occasional bedroom beneath the eaves, large roof lights draw in an even quality of light.



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## Outside

The rear elevation has been reworked in blackened timber, punctuated by yellow-framed windows and a stacked bay with hung tile detailing. An open decked terrace is arranged with an outdoor bath, set beneath a corrugated canopy. Steps descend to a lower tier of garden, where planting softens the ground and elevated views extend back across the surrounding rooftops and down towards the sea.

## Area

Plynlimmon Road sits in an elevated position on the West Hill, close to open green spaces and walking routes that lead down into Hastings Old Town. From here, the High Street and George Street offer a collection of independent shops and restaurants, while the seafront and Hastings Contemporary are within easy reach. Ore station is a short walk away, offering highspeed services to London via St Pancras.





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CROFT AGENCY LTD.  
THE OBSERVER BUILDING, HASTINGS TN34 1DT  
Company No. 15471364 (Registered in England and Wales)