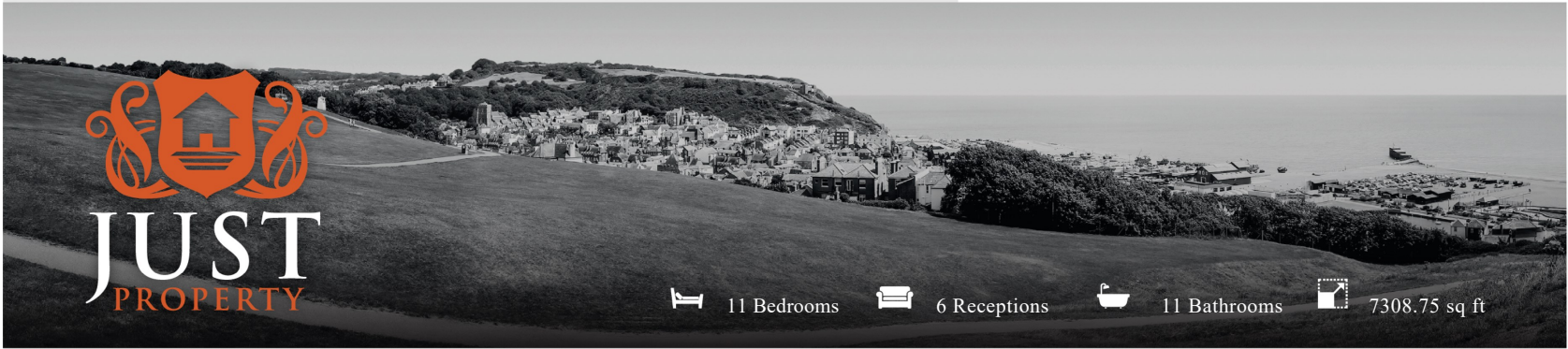




Energy Efficiency Rating				
England & Wales				
EU Directive 2002/91/EC				
 1 2 3 4 5 6 7	Current	Potential	Very energy efficient - lower running costs	
			(92 plus) A	
			(81-91) B	
			(69-80) C	
			(55-68) D	
			(39-54) E	
			(21-38) F	
			(1-20) G	
			Not energy efficient - higher running costs	
			58	
			71	

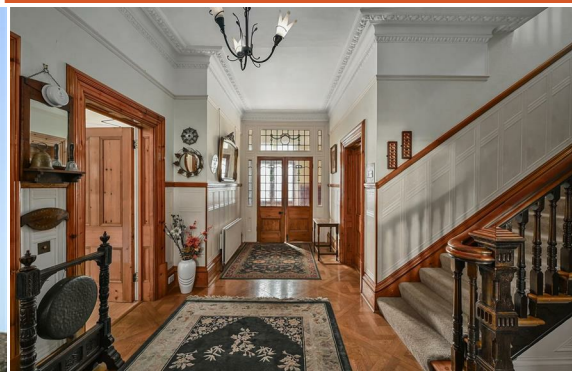


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11 Bedrooms 6 Receptions 11 Bathrooms 7308.75 sq ft

Baytree House 59 Baldslow Road, Hastings, TN34 2EY





Freehold

£1,575,000



ROOM DIMENSIONS

Reception Hall
25'0" x 8'10" (7.62 x 2.69)

Sitting Room
19'9" x 15'10" (6.02 x 4.83)

Family Room
20'0" x 17'8" (6.10 x 5.38)

Dining Room
15'7" x 15'0" (4.75 x 4.57)

Ground Floor Bedroom
16'6" x 14'9" (5.03 x 4.50)

En-suite

Kitchen/Breakfast Room
17'0" x 16'3" (5.18 x 4.95)

Dining Area
16'6" x 14'0" (5.03 x 4.27)

Shower Room/W.C

First Floor Galleried Landing
25'6" x 9'2" (7.77 x 2.79)

Bedroom
16'4" x 15'0" (4.98 x 4.57)

Bedroom
17'5" x 15'9" (5.31 x 4.80)

En-suite Shower Room

Bedroom
17'5" x 19'7" max (5.31 x 5.97 max)

En-suite.

Bedroom
16'0" x 12'5" (4.88 x 3.78)

En-suite..

Laundry Room/Bedroom
12'7" x 10'7" (3.84 x 3.23)

Family Bathroom/W.C

Second Floor

Bedroom
15'0" x 14'10" (4.57 x 4.52)

En-suite...

Bedroom
13'5" x 9'0" (4.09 x 2.74)

En-suite....

Study
11'4" x 8'4" (3.45 x 2.54)

Bedroom
15'9" x 12'3" (4.80 x 3.73)

En-suite.....

Bedroom
15'7" x 12'2" (4.75 x 3.71)

En-suite.....

See Continuation Sheet

FEATURES

- Detached Victorian Villa
- Elevated Position
- Views to Alexandra Park
- Versatile Accommodation
- Eleven Bedrooms
- Six Reception Rooms
- Eleven Bathrooms
- Tiered Gardens & Side Patio
- Driveway & Garage
- Parking for Seven Vehicles



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.