

PHILLIPS & STUBBS



coastal +
COUNTRY



An exemplary, double fronted, four bedroom detached Georgian house, with a private driveway and unrivalled panoramic sea views. Once home to Elizabeth Blackwell, England's first female doctor, this notable house sits in a peaceful, elevated position above Hastings Old Town, a short stroll from the local independent shops, stylish restaurants, traditional pubs, and the beach. It is also within walking distance of the mainline railway station with direct trains to London.

The accommodation extends to almost 2,000 sq ft, spanning three well-appointed storeys, it has been sensitively restored throughout, retaining a wealth of original features including wide wooden floorboards, working fireplaces and original period joinery.

Ground Floor

As you enter on the hall floor, to the left is an elegant, dual aspect sitting room with a marble fireplace and stunning views across the rooftops of the Old Town towards the English Channel. To the right is a peaceful study, or 5th bedroom, with views up the valley towards the West Hill. There is also a double bedroom with sea views and original built in cupboards, and a luxurious shower room.

First Floor

The first floor boasts a dual aspect principal bedroom, with breath taking sea views and a marble fireplace, a further two more double bedrooms, both with outstanding views and a large bathroom with a freestanding, roll top bath and a separate walk-in shower.

Outside

An original stone staircase leads down to the lower floor and into the dual aspect dining room with original Georgian panelling and a large open fireplace, this room leads directly out through patio doors to the professionally landscaped, Mediterranean style terrace garden. Mature planting and various seating areas provide an idyllic spot for outside entertaining with uninterrupted views down to the sea. Flowing off the dining room is the simple, shaker style kitchen with a separate walk-in larder and an original brick floor. Also on this floor is a separate utility room with a w/c and a walk in cold store, perfect for wine storage.

The private driveway is easily accessed through the garden gate and provides off road parking for one large vehicle. Available for only the second time in 115 years, this impressive house is the perfect seaside home.

Other Information

Local Authority: Hastings Borough Council

Mains electricity, gas, water and drainage.

Predicted mobile phone coverage: EE, Three, Vodafone and 02

Broadband speed: Superfast 80 Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers Over £1,100,000 Freehold

Rock House Exmouth Place, Hastings, TN34 3JA



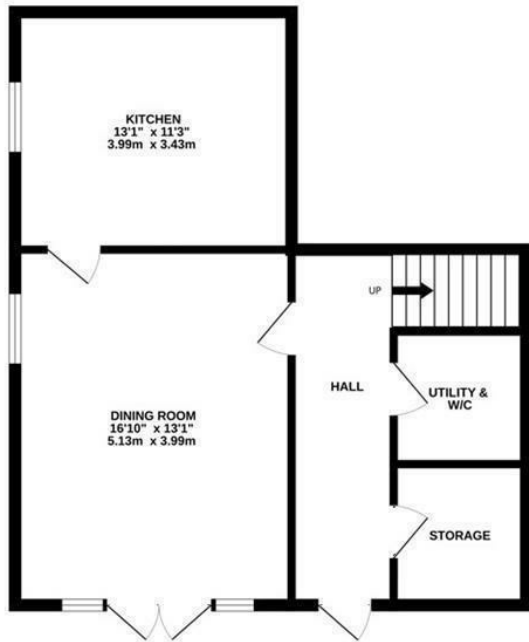
A fine, double fronted, four bedroom detached Georgian house, with a private driveway and unrivalled panoramic sea views occupying a favourable and convenient location in the popular Old Town of Hastings.

- Detached Georgian home
- Abundance of original features
- Unrivalled position, elevated above Hastings Old Town
- Panoramic sea views
- Off road parking
- Walking distance of Hastings Old Town

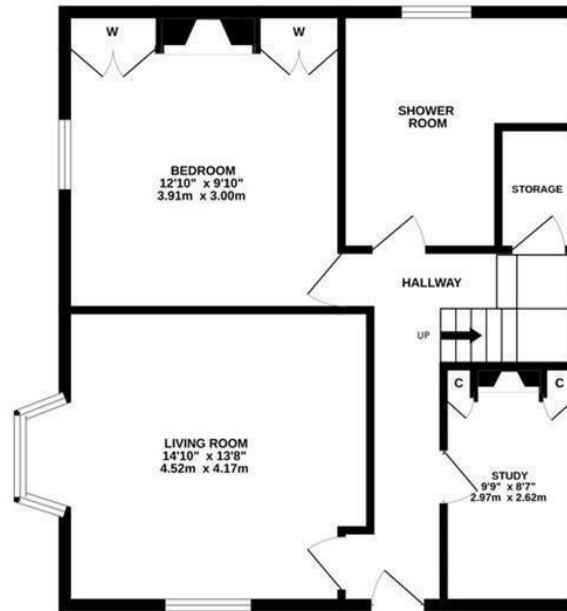


EPC: D
Local Authority: Hastings Borough Council
Council Tax Band: D

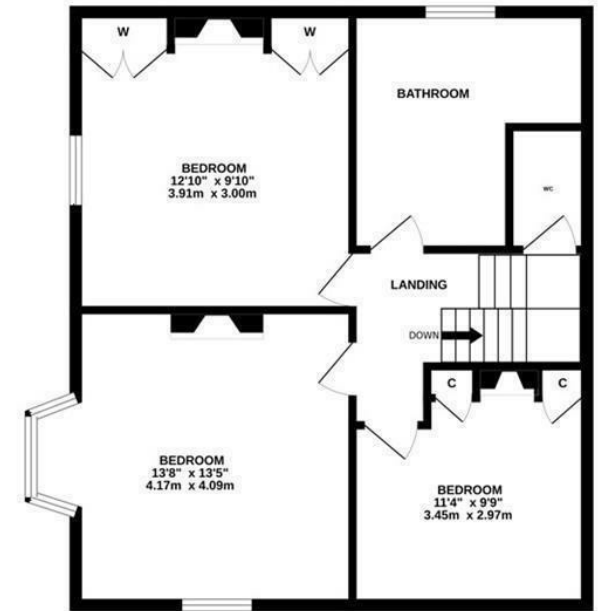
LOWER FLOOR
554 sq.ft. (51.5 sq.m.) approx.



HALL FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1907 sq.ft. (177.2 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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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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