



ESTATE AGENTS

66, Lower Park Road, Hastings, TN34 2LD

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Price £750,000

Set on one of the town's most coveted and prestigious tree lined roads, this elegantly presented four/five bedroom period residence with its flexible two/three reception rooms and two bathrooms, effortlessly combines timeless character with contemporary comfort, offering generous, beautifully balanced accommodation arranged across two gracious floors.

This impressive property enjoys FAR REACHING VIEWS, abundant natural light and a warm elegance throughout, enhanced by a WEALTH OF PERIOD FEATURES including ORNATE CORNICING, FEATURE FIREPLACES and CHARMING ARCHITECTURAL DETAILING.

Inside, the accommodation flows beautifully, featuring a GENEROUS LOUNGE, a STUDY/ HOME OFFICE and a spacious DINING ROOM, perfect for entertaining. The KITCHEN-BREAKFAST ROOM provides an inviting space for everyday living, complemented by a separate UTILITY ROOM. A stylish ground floor bathroom with wc adds convenience, with a further LUXURIOUS CONTEMPORARY BATHROOM, additional wc and ample storage upstairs. The MASTER BEDROOM is a true highlight, opening onto a PRIVATE BALCONY that enjoys serene, elevated VIEWS across the stunning Alexandra Park, a truly idyllic backdrop to wake up to.

Outside, the property offers GARDENS TO THE FRONT AND REAR, the latter arranged over attractive terraced levels, providing delightful outlooks over the rooftops of Hastings and offering scope for relaxation, outdoor dining or imaginative landscaping.

Perfectly positioned adjacent to the beautiful Alexandra Park and within easy reach of Hastings town centre, residents enjoy convenient access to an extensive range of shopping, leisure and recreational facilities, the seafront and promenade, as well as the mainline railway station with direct links to London.

Properties of this caliber, in locations of such enduring appeal, are rarely available. Early viewing is strongly recommended via PCM Estate Agents, call now to avoid disappointment.

Part glazed front door to:

ENTRANCE VESTIBULE

Enclosed, cornice ceiling, tiled floor, part glazed door to:

ENTRANCE HALL

Staircase rising to upper floor accommodation with cupboard under stairs, double glazed door opening to side aspect, exposed floorboards, cornice ceiling.

LOUNGE

16'11" max x 12'11" max (5.16 max x 3.94 max)

Bay window to front aspect enjoying superb views over the picturesque Alexandra Park, cornice ceiling, ceiling rose, feature fire surround with inset grate and tiles, picture rail, radiator, return door to hallway.

STUDY

13'4" x 10'11" (4.06 x 3.33)

Window to front aspect, radiator, cornice ceiling, picture rail, exposed floorboards, return door to hallway.

KITCHEN/BREAKFAST ROOM

13'3" x 11'7" (4.04 x 3.53)

Windows to side aspect, stainless steel inset one and a half bowl sink with mixer tap over, range of base units comprising cupboards and drawers set beneath granite work surfaces with matching up stand, matching wall units over, integrated dishwasher, gas point, doorway to utility room (describe later), return door to hall, part glazed door to walk-in utility cupboard with window to side aspect, plumbing for washing machine, built-in cupboard. From the kitchen archway to:

DINING ROOM

14'9" max x 13'6" max (4.50 max x 4.11 max)

Cornice ceiling, ceiling rose, exposed floorboards, radiator, return door to hallway, part glazed double doors opening to rear garden.

UTILITY ROOM

8'4" x 7'8" (2.54 x 2.34)

Double glazed window to rear aspect, fitted base units set beneath granite work surfaces, wall mounted gas boiler, integrated freezer, tiled floor, part double glazed door opening to rear garden, door to:

BATHROOM

Double glazed windows to rear aspect, part tiled walls, roll top bath with mixer

spray attachment, low level wc, wash hand basin with mixer tap over set into vanity unit beneath, heated towel rail/radiator, tiled floor, return door to utility room.

FIRST FLOOR LANDING

Windows to side aspect, exposed floorboards, inset ceiling spotlighting, built-in cupboard with slatted shelving.

BEDROOM ONE

14'9" x 13'0" max (4.50 x 3.96 max)

Windows to front aspect, enjoying views over the picturesque Alexandra Park, exposed floorboards, cornice ceiling, picture rail, radiator, part glazed door opening to balcony to front also enjoying the superb views over the park, return door to hallway.

BEDROOM TWO

14'10" x 13'0" max (4.52 x 3.96 max)

Double glazed window to rear aspect, feature fire surround, picture rail, built-in cupboard, exposed floorboards, radiator, return door to landing.

BEDROOM THREE

13'2" x 10'11" (4.01 x 3.33)

Windows to front aspect, enjoying superb views over the picturesque Alexandra Park, radiator, exposed floorboards, cornice ceiling, return door to landing.

BEDROOM FOUR

10'2" max x 9'8" max (3.10 max x 2.95 max)

Double glazed window to side aspect, radiator, exposed floorboards, return door to landing.

BATHROOM

16'8" max x 9'4" max (5.08 max x 2.84 max)

Double glazed windows to rear aspect, modern white suite comprising bath with mixer tap to side with mixer spray attachments, walk-in tiled double shower cubicle with rainwater fall shower and mixer spray attachment, wash hand basin set into vanity unit beneath with mixer tap over, low level wc, heated towel rail/radiator, return door to landing.

SEPARATE WC

Double glazed window to side aspect, low level wc, wash hand basin set into vanity unit beneath, exposed floorboards, return door to landing.

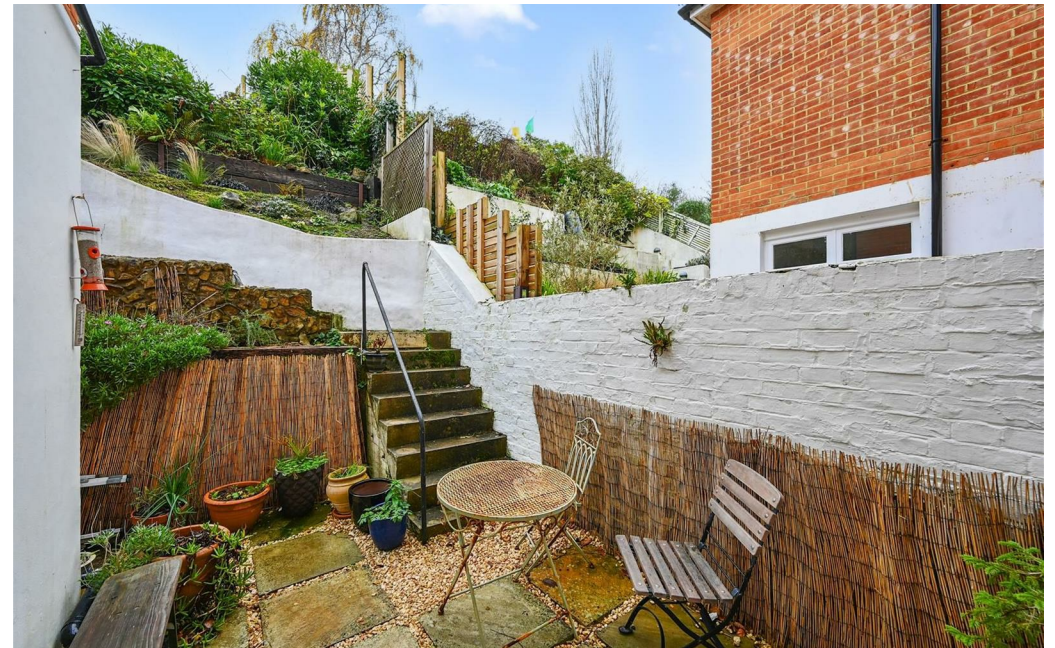
FRONT GARDEN

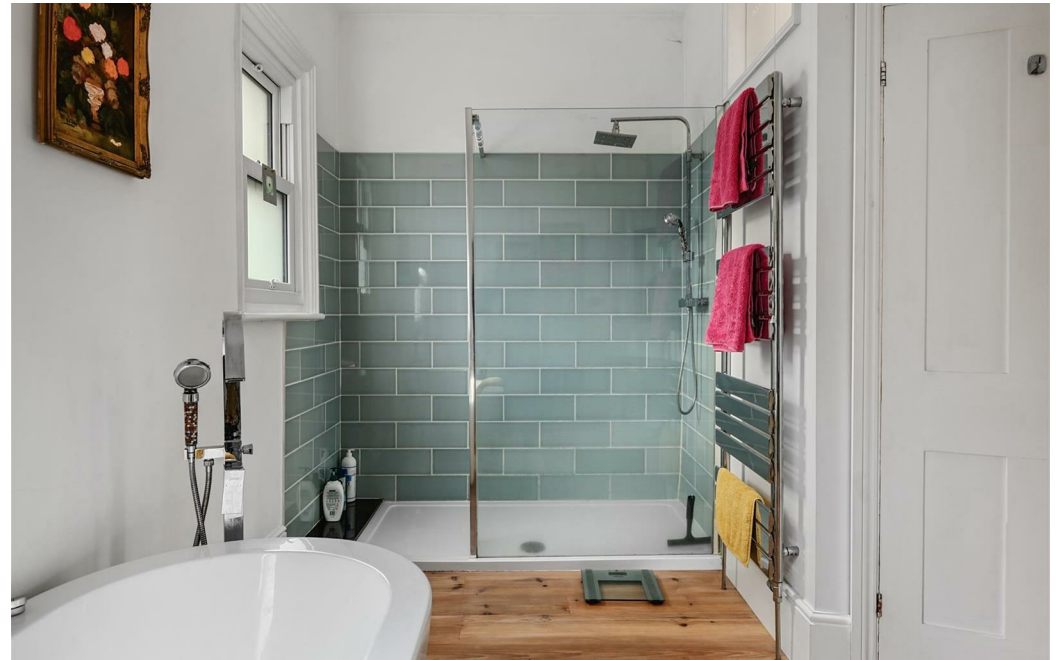
Gardens laid to lawn with shrubs and steps and pathway leading to front door.

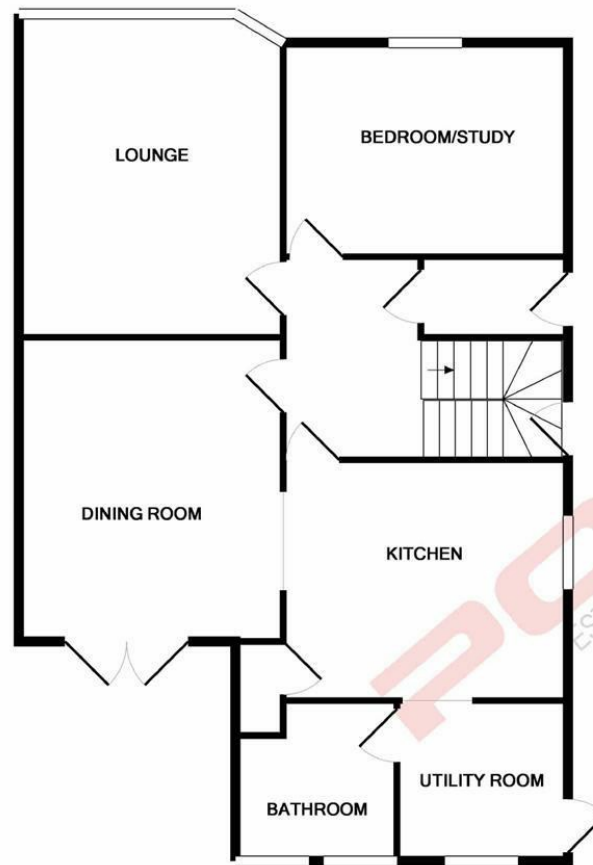
REAR GARDEN

Lower patio area with pathway to rear with outside tap and leading to side access with open storage cupboard, steps up to gardens arranged on terraced levels, laid to lawns with flower beds and shrubs, an area of decking to the top enjoying views over the rooftops of Hastings.

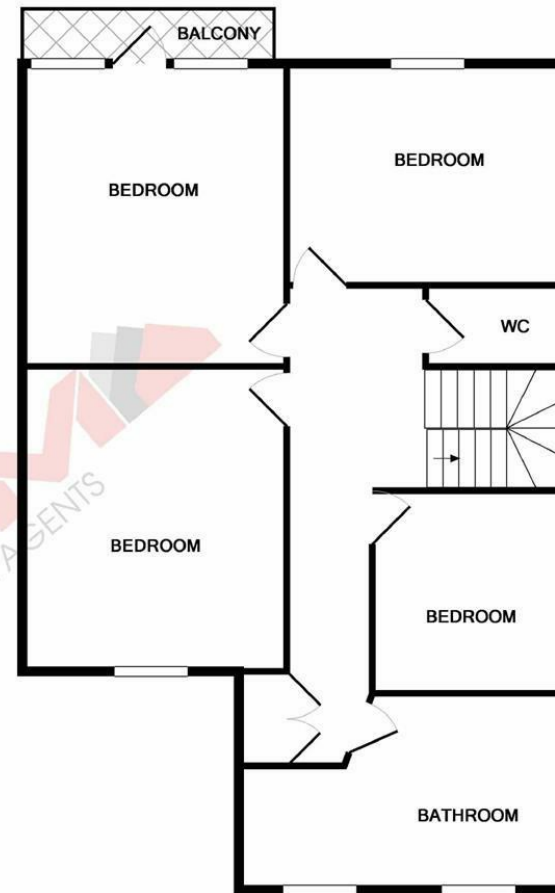






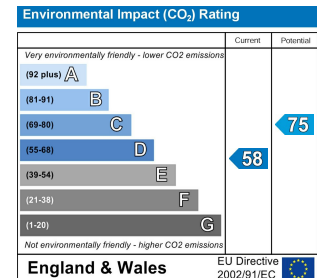
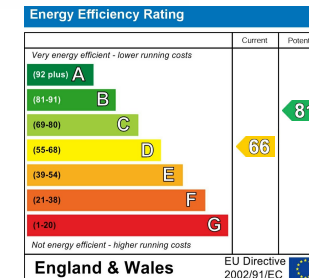


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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