



ST THOMASS ROAD  
HASTINGS

£475,000  
*Freehold*

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# CROFT



## ST THOMASS ROAD, HASTINGS

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Set just beyond the bustle of the West Hill and the Old Town sits this generous three/four bedroom Victorian house. Unfolding across nearly 1,500 square ft, the interiors balance colour and pattern with considered contemporary interventions, creating a light-filled and highly usable home.

### Inside

Entry is through a blush-painted door framed by a stucco surround. Inside, original timber floorboards laid in a painted chequerboard pattern run underfoot. To the left, a double bedroom sits to the front of the plan. Currently arranged as a nursery, its broad canted bay draws in soft easterly light. Bespoke alcove cabinetry and a neatly integrated window seat provide useful storage. A second double bedroom lies to the rear, enveloped in a gentle yellow tone and enjoying views across surrounding gardens and tree canopies. Between them, a central bathroom divides the plan, where period fittings sit comfortably alongside thoughtful injections of colour.



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The original staircase rises to the upper floor, where a WC laid with encaustic tiles is positioned on the half-landing. The principal suite occupies the entirety of the first floor, offering a calm and private retreat. Powder-blue timber doors divide the bipartite plan between the sleeping area and dressing space, which could be reconfigured to include two double bedrooms. A generous dressing room is lined with floor-to-ceiling cabinetry set against ornately papered walls. An arched opening reveals the en-suite bathroom, where marble tiles wrap a deep-set bath and enclosed shower. From the bedroom, elevated views extend across the townscape, while limewashed tones and draped alcove storage lend softness. Painted joinery on the landing completes the floor.

The primary living space is positioned on the lower ground floor, articulated by broad thresholds and pale timber boards throughout. A large reception room is anchored by a wood-burning stove with tiled hearth and contrasting cabinetry to either side. The adjoining kitchen is finished in ivory cabinetry, housing a ceramic butler's sink and range-style cooker, with smoky quartz worktops above. A reeded glazed door filters light into the hallway, where a considered boot room sits alongside a secondary entrance providing access to the street.



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At garden level an additional reception currently arranged as a playroom opens onto the garden through pastel green aluminium glazing, drawing in afternoon light and framing views of the planted garden. A utility room with WC is positioned neatly to one side.

## Outside

The garden extends from the rear reception, arranged with layered planting and established greenery that creates a sense of enclosure. A herringbone-laid patio provides space for outdoor dining during the warmer months.

## Area

St Thomass lies in a peaceful position on the edge of Hastings Old Town, close to the green expanse of the West Hill. Perfectly situated to enjoy the diverse local architecture, numerous notable restaurants and independent traders, with popular George Street and The High Street moments away. The beach is a short stroll with Rock a Nore, the East Hill and Hastings Contemporary all in close proximity. Ore train station is a six minute walk, allowing direct access to London with ease.





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