



CASTLE HILL ROAD
HASTINGS

£850,000
Freehold

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Positioned on the West Hill forming a terrace of five modern townhouses, this contemporary four-bedroom home has been cleverly designed to a zero-carbon benchmark. Its angular exterior set off by a dramatic cantilevered roofline with elevated views of the coastline, giving it a distinct architectural presence. The crisply rendered façade is punctuated by aluminium trim and panels of cedar cladding. Beneath its design lead appearance keeps a carefully engineered structure, with an A rated EPC, supporting comfortable year-round living.

Inside

Entry is through a black timber door with vertical glazed panel, an internal hallway leads directly to a triple aspect open-large plan space. East-facing windows draw in morning light to the front, while the rear enjoys the afternoon and evening sun. Honed limestone runs underfoot, lending a cool, durable finish that teams well with the underfloor heating. The kitchen's minimalist white cabinetry is topped with a grey quartz, softened by open timber shelving.



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Walls are finished in a quiet palette of stone, mid-blue, and ochre. A central island anchors the space before the room paths into the main living area, where full width triple-glazed timber doors open to create an effortless transition to the elevated terrace. An enclosed staircase with wool treads ascends to the first floor, where engineered oak flooring runs throughout. Set to the rear, the principal bedroom faces west to catch the afternoon light. A broad window and glazed door offer views across the treetops to the town, opening to a Juliette balcony. A bank of built-in wardrobes provides plentiful storage. Adjacent rests the family bathroom, finished in neutral tones with travertine stone across the walls and floor. The second double bedroom anchors the corner space, with views towards the East hill and beyond. A neat study completes the floor, overlooking the front entrance. The uppermost floor is arranged as an autonomous space, with additional kitchen and shower room sitting discreetly to the rear, both finished in familiar materials. Built-in bookcases and Velux windows sit amongst exposed beamed ceilings, adding texture and visual rhythm. Glazed doors open onto a large west-facing balcony, resting in the peak of the roofline. A stainless steel and glass balustrade frame long views of Hastings Castle, the coastline and toward the South Downs. A short run of stairs climbs to a vaulted mezzanine currently arranged as sleeping space.



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Outside

A large limestone terrace extends directly from the living space, providing an ideal vantage point for the evening sun. Low steps descend to a sanctuary of a garden, thoughtfully planted for the coastal setting, with evergreen and semi-evergreen species providing year-round structure. Olive, fig and pear trees sit amongst lavender borders, ornamental grasses and seasonal planting, while grapevines have been trained across trellis structures to create sheltered pockets throughout the garden. Retained stone boundaries surround the plot, with a private garage and dedicated parking space situated to the rear.



Area

Castle Hill Road occupies a peaceful position on the West Hill, perfectly situated to enjoy the diverse local architecture, numerous notable restaurants and independent traders of the Old Town. The beach is short stroll, while the open green of the West Hill and Hastings Castle are seconds away. Hastings town centre and train station is a ten to fifteen-minute walk, with Ore station also close by. Both allowing direct access to central London with ease.





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