



LOWER PARK ROAD HASTINGS

£350,000
Share of Freehold

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Forming the upper floor of a handsome Arts and Crafts semi-detached house, this two-bedroom apartment occupies an elevated position above Alexandra Park. Mature planting forms a gentle boundary from the street below, while decorative gables and generous sash windows lend the building's distinctive silhouette. Spanning the full depth of the plan, broad views across the park are balanced by leafy garden vistas to the rear, with original timber joinery, fireplaces and beautifully preserved coffered ceilings quietly speaking of the home's early twentieth-century origins.

Inside

Entry is via a small, covered porch to the side, where a deep plum-painted timber door opens into a private hallway painted in peach ochre. Coir matting runs underfoot, with under-stair storage tucked neatly beneath a small window.



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The original turned staircase, with stone-painted treads rises through a broad, light-filled stairwell, illuminated by a full-height glazing bar window that draws daylight into the space. An open balustrade allows views back through the stairwell, reinforcing the generous proportions of the landing where exposed timber boards run underfoot. To the front, the principal reception enjoys an open outlook over Alexandra Park. Sash windows shoulder a glazed timber door opening onto the east facing balcony, with views through the tree canopy. A painted timber fireplace anchors the room, while natural sea-grass flooring softens the palette beneath the detailed coffered ceiling that continues throughout much of the apartment. The principal bedroom lies to the rear; its walls painted in a muted pistachio with crisp white trims. A strapped ceiling and timber fireplace echo the character of the reception room, while a generous sash window frames verdant views of the surrounding gardens to the west. A second double bedroom sits to the front, lined with a set of triple sash windows. Familiar treetop views and natural seagrass carpet adorn the space. The kitchen occupies the rear corner of the plan, where bespoke plywood cabinetry detailed in Douglas fir sits beneath a sash window.



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Rich amber terracotta tiles form the worktops, with open shelving adding informal character. Adjacent, an adjoining dining room - currently arranged as a studio - is anchored by a period fireplace.

The family bathroom is set alongside, finished in soft pink with traditional fittings and warm timber floorboards, continuing the restrained palette found throughout the apartment. A separate WC provides contrast, enveloped in black-painted walls set against crisp white joinery.

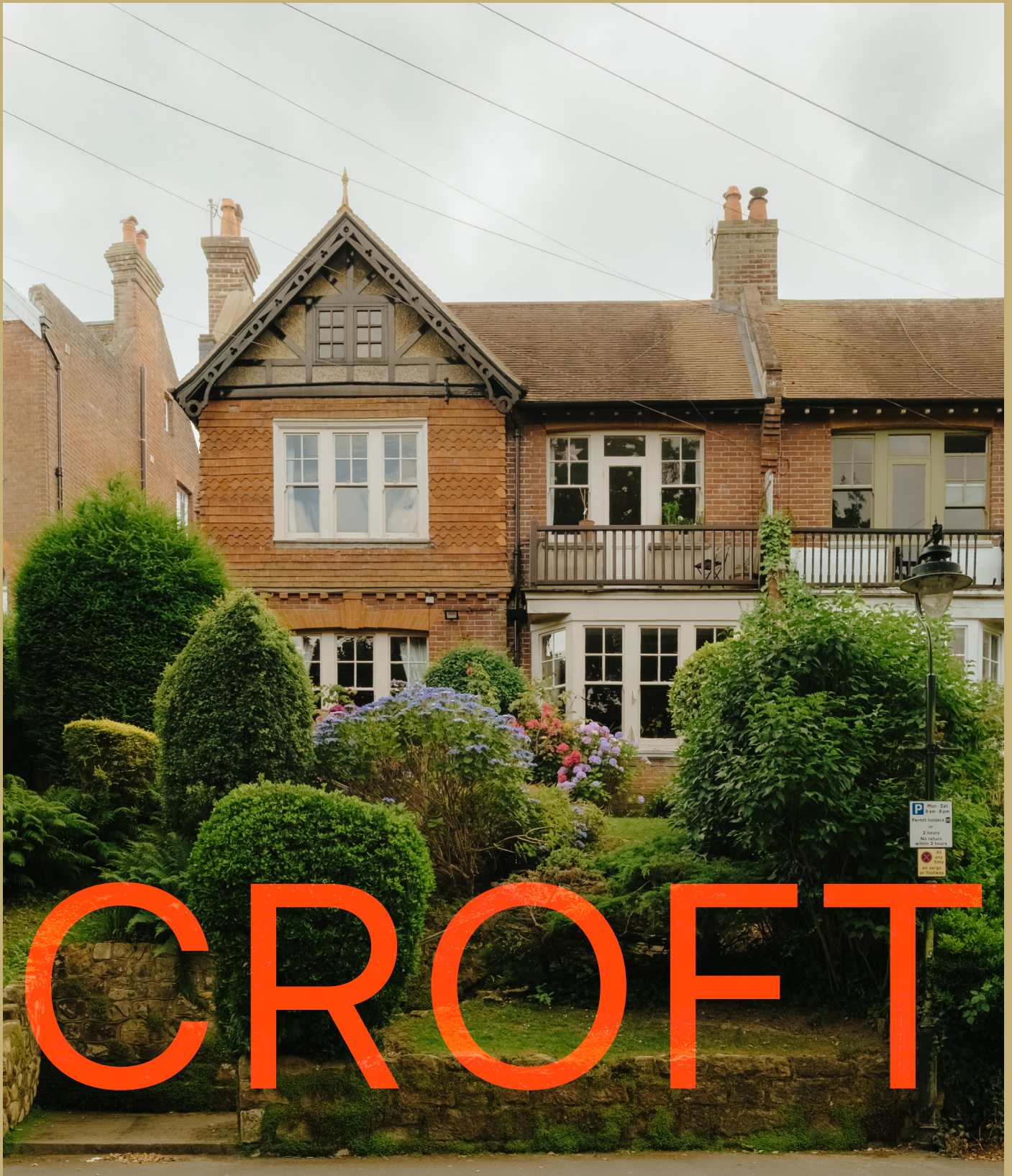
Outside

To the front, a private balcony provides a peaceful place to sit among the treetops, with views into Alexandra Park. A brick outbuilding sits to the rear, providing useful storage.

Area

Ideally located for access to Alexandra Park, popular Queens Road, The Yard at Waterworks Road and St Andrews Market. The historic Hastings Old Town is a short stroll over the West Hill, while the seafront and St Leonards are also within walking distance. Hastings station is close by, providing direct links to Central London.





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