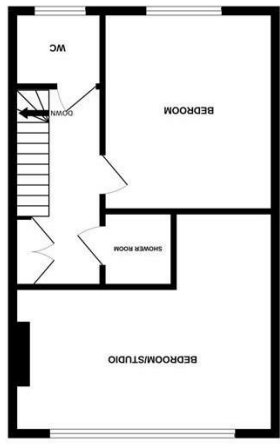
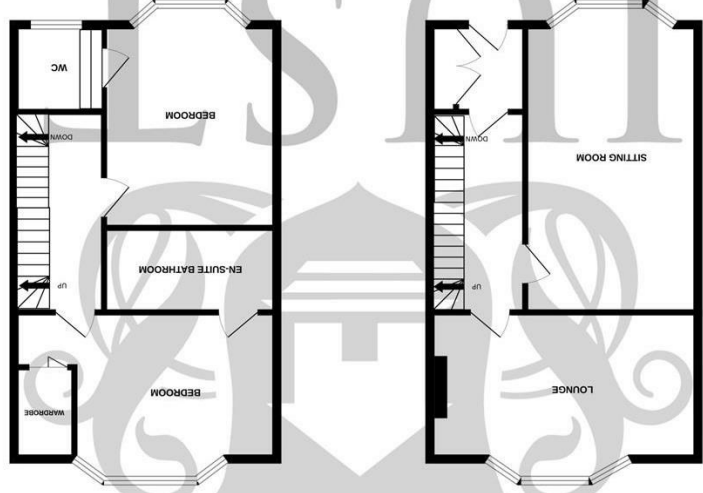


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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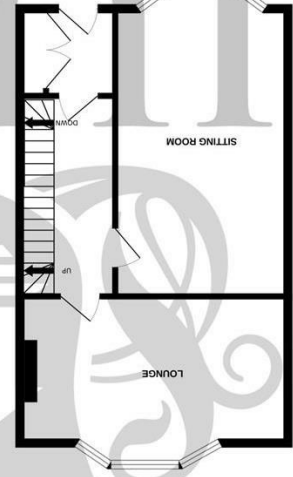
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	73
Potential	80



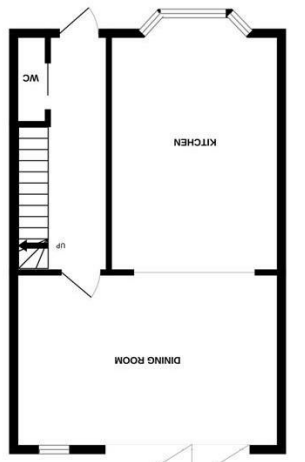
SECOND FLOOR



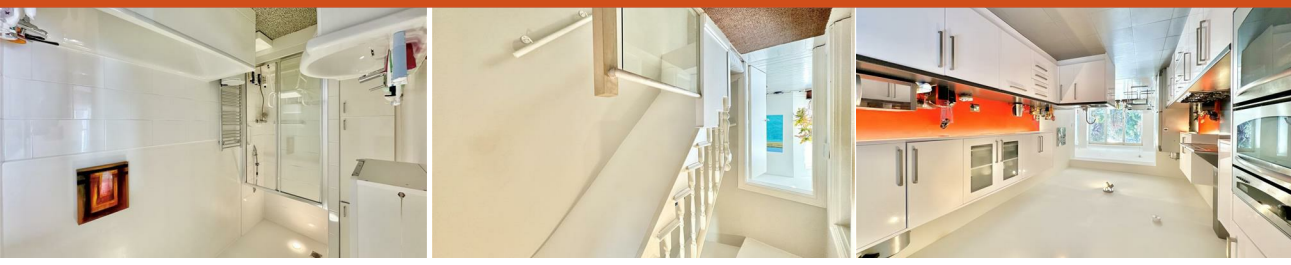
FIRST FLOOR



GROUND FLOOR



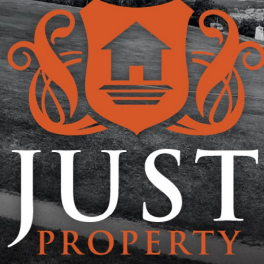
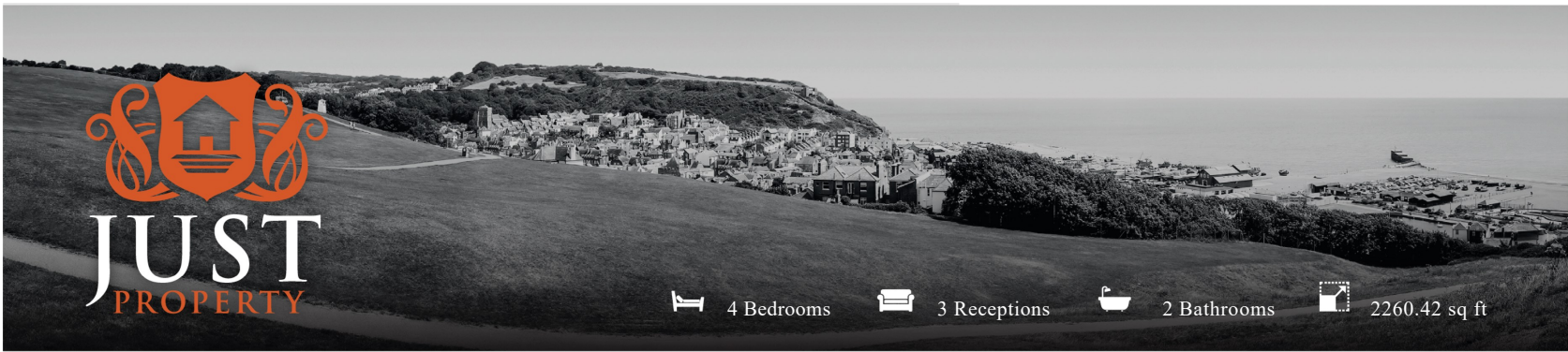
LOWER GROUND FLOOR



# FLOORPLANS

20 Godwin Road, Hastings, TN35 5JR

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms   3 Receptions   2 Bathrooms   2260.42 sq ft

20 Godwin Road, Hastings, TN35 5JR

Freehold

# £495,000





Freehold

£495,000

4 Bedrooms 3 Receptions 2 Bathrooms 2260.42 sq ft

## PROPERTY DETAILS

Set in an elevated position on one of Clive Vale's most desirable areas, this elegant four-bedroom, three-reception Victorian terraced home enjoys breathtaking, uninterrupted sea views across Hastings Old Town and the surrounding coastline.

Rich in period character, with original features, high ceilings and a beautiful sense of space throughout, this property offers versatile accommodation arranged over four floors.

You enter through the front door into the ground floor, where you are welcomed by two generous reception rooms. The front sitting room retains its classic Victorian charm, while the main lounge to the rear takes full advantage of the spectacular outlook and features a functioning wood burner, creating a warm and inviting ambience.

A winding staircase rises to the first floor, offering two well-proportioned double bedrooms. The principal bedroom enjoys beautiful views and benefits from a walk-in wardrobe and ensuite. The second bedroom on this level is a generous double and includes an ensuite WC.

The top floor provides excellent flexibility, comprising two further double bedrooms—one of which is currently arranged as an atmospheric art studio that maximises the stunning sea views. A split-level WC and a separate modern shower room complete this floor.

Stairs lead down from the lounge to the lower ground floor, where you'll find a stylish, modern kitchen and dining space, ideal for family life and entertaining. This level also includes an additional WC and access to the front courtyard. To the rear, tri-folding doors open onto a beautifully established garden—a peaceful suntrap and the perfect spot to relax and enjoy the coastal backdrop.

A rare opportunity to secure a characterful Victorian home with spectacular views, generous room proportions, and beautifully arranged accommodation in one of Hastings' most sought-after residential locations.

To arrange access please contact sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Separate WC
Entrance Hall	Bedroom 11'1" x 13'0" (3.40m x 3.98m)
Sitting Room 10'8" x 18'6" (3.26m x 5.66m)	Shower Room
Lounge 15'10" x 18'4" (4.83m x 5.60m)	Bedroom/Studio 16'0" x 17'1" (4.90m x 5.23m)
Stairs To First Floor Landing	Stairs To Lower Ground Floor
Bedroom 10'6" x 12'7" (3.22m x 3.84m)	Downstairs WC
En-suite WC	Dining Room 17'5" x 13'9" (5.31m x 4.20m)
Bedroom 18'2" x 16'1" (5.55m x 4.92m)	Kitchen 18'5" x 10'5" (5.63m x 3.20m)
En-Suite Bathroom	Rear Garden & Courtyard
Walk-in Wardrobe	Front Courtyard
Stairs To Second Floor Landing	

## FEATURES

- Victorian Terraced Home Retaining Original Features
- Spectacular Uninterrupted Sea Views Over Hastings Old Town And The Coastline
- Elevated Position On Sought-After Godwin Road In Clive Vale
- Moments Away From Seafront & Local Amenities
- Generous Accommodation Spanning Four Floors
- Suntrap Rear Garden Accessed Via Trifolding Doors
- Modern Fitted Kitchen & Dining Room
- Four Double Bedrooms
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band - B

