



ESTATE AGENTS

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**Offers In Excess Of £700,000**

An ELEGANT VICTORIAN VILLA in One of Hastings Finest Conservation Areas.

Positioned on one of Hastings most desirable roads, this elegant FOUR BEDROOM DETACHED VICTORIAN VILLA offers a RARE OPPORTUNITY to own a truly special PERIOD HOME. Rich in CHARACTER and TIMELESS CHARM, the property retains a WEALTH OF ORIGINAL FEATURES from intricate CORNICING and CEILING ROSES to a striking collection of FIREPLACES, several of which are crafted in MARBLE. These details, combined with generous ceiling heights and tall windows, create an impressive sense of light, space, and sophistication throughout.

The ground floor begins with a welcoming vestibule leading into a wide and inviting entrance hall, a fitting introduction to the grandeur within. The accommodation flows beautifully from here, offering a refined living room, a FORMAL DINING ROOM perfect for entertaining, and a well-appointed KITCHEN-BREAKFAST ROOM with granite worktops and direct access to the garden, offering an ideal space for everyday living and social occasions alike. A convenient GROUND FLOOR SHOWER ROOM adds to the practicality.

Upstairs, a bright and airy landing leads to FOUR BEDROOMS, three of which feature those wonderful marble fireplaces. A STYLISH FAMILY BATHROOM and a SEPARATE SHOWER ROOM provide flexibility for families and guests, ensuring comfort across the upper level. The lower ground floor adds exceptional versatility, with a UTILITY AREA, a generous home office or gym, ample storage, and even a dedicated space for a wine collection, offering both functionality and flair.

Outside, the kerb appeal is instantly striking, complemented by the ease of OFF ROAD PARKING. To the rear, the LANDSCAPED GARDEN is a tranquil haven, thoughtfully designed with mature planting, established shrubs and an array of fruit trees including cherry, apple, and damson. A variety of seating areas provide idyllic spots for alfresco dining, entertaining, or simply enjoying the serenity.

Tucked away at the top of the garden is a delightful BEACH HUT style studio, a charming and versatile bonus space, ideal for creative pursuits, remote work or quiet retreat.

This is a property that delivers on every level, period elegance, modern practicality and a location that's second to none.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **VESTIBULE**

High ceilings with cornicing, picture rail, ample space for hanging coats and taking off shoes, door leading to:

#### **ENTRANCE HALL**

Original staircase ascending to the upper floor accommodation, oak wood flooring, cornicing, picture rail, radiator, double glazed sash window to side aspect, door providing access to a staircase descending to a cellar.

#### **LIVING ROOM**

19'3 x 13'1 (5.87m x 3.99m)

Ceiling height 10'4, original ornate cornicing, picture rail, dado rail, oak wood flooring, television point, period fireplace, high skirting boards, original 1830's column style radiator considered to be originally located in the Royal British Library, ceiling rose, double glazed sash bay window to front aspect with made to measure bespoke plantation shutters.

#### **DINING ROOM**

14'10 x 13'3 (4.52m x 4.04m)

Ceiling height 10'4, ornate cornicing, picture rail and dado rail, high skirting boards, oak flooring, radiator, fitted book shelves, double glazed sash window to front aspect with made to measure plantation shutters.

#### **KITCHEN-BREAKFAST ROOM**

26'5 x 11'9 max narrowing to 7'3 (8.05m x 3.58m max narrowing to 2.21m)

Ceiling height 10'4, ornate cornicing, picture rail, oak flooring, radiator, combination of down lights and a feature pendant hanging light in the breakfast area. The kitchen is fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, granite worktops and matching upstands, range of Bosch integrated appliances including an electric induction hob with cooker hood over, waist level oven and an addition oven/ microwave, dishwasher, space and plumbing for washing machine, inset one & 1/2 bowl inset sink with mixer tap, double glazed sash window to rear aspect having lovely views over the garden, single double glazed door and further double glazed French doors providing access onto the beautifully landscaped garden.

#### **SHOWER ROOM**

Dual flush low level wc, wash hand basin with chrome mixer tap and ample storage set beneath, large walk in shower enclosure with rain style shower head and hand-held shower attachment, part tiled walls, chrome ladder style heated towel rail, high ceilings with cornicing, double glazed window with pattern glass window for privacy to the rear aspect.

**FIRST FLOOR LANDING**

Exposed wooden floorboards, loft hatch providing access to a boarded loft space, wall lighting, radiator coving to ceiling, picture rail, dado rail.

**BEDROOM ONE**

16'9 x 12'9 (5.11m x 3.89m)

Cornicing, picture rail, marble fireplace, exposed wooden floorboards, double radiator, double glazed sash window to front aspect with made to measure bespoke plantation shutters.

**BEDROOM TWO**

14'1 x 11'8 (4.29m x 3.56m)

Cornicing, picture rail, marble fireplace, exposed wooden floorboards, built in storage, double radiator, double glazed sash window to front aspect with made to measure bespoke plantation shutter.

**BEDROOM THREE**

13'2 x 10'1 (4.01m x 3.07m)

Picture rail, marble fireplace, exposed wooden floorboards, double radiator, double glazed sash window to rear aspect framing beautiful views of the landscaped garden.

**BEDROOM FOUR**

7'7 x 7'2 (2.31m x 2.18m)

Measurement excludes recess area. Built in cupboard housing water tank, exposed wooden floorboards, picture rail, radiator, double glazed sash window to rear aspect framing lovely views over the garden.

**SHOWER ROOM**

Large walk in shower with rain style shower head and an additional hand-held shower attachment, concealed cistern dual flush low level wc, bespoke ceramic wash hand basin with chrome mixer tap set on top of a stone countertop and having additional storage set beneath, chrome ladder style heated towel rail, part tiled walls, tiled flooring, cornicing, picture rail, down lights, extractor for ventilation, double glazed pattern glass window to rear aspect.

**BATHROOM**

Original Victoria bathtub with mixer tap and shower attachment, heated towel rail, wood panelled walls, cornicing, picture rail, double glazed pattern glass sash window to front aspect with bespoke made to measure plantation shutter.

**CELLAR**

Having hall with fitted/ built in storage, two large walk in storage cupboards fitted with some wall and base level cupboards and drawers, consumer unit for the electrics, door leading to:

**UTILITY**

5'6 x 5'5 (1.68m x 1.65m)

Wall mounted Worcester boiler, space and plumbing for washing machine, Belfast sink with mixer tap, further range of base level cupboards with worksurface over and tiled splashbacks, tiled flooring, down lights.

**OFFICE/ GYM**

11'7 x 9'4 (3.53m x 2.84m)

Wood laminate flooring, wall mounted electric panel radiator, down lights, double glazed window to front aspect.

**LARGE VOID/ FURTHER CELLAR AREA**

30' x 12' approx. (9.14m x 3.66m approx)

Running down the right hand elevation, front to back. Offering a practical storage area with lighting.

**OUTSIDE - FRONT**

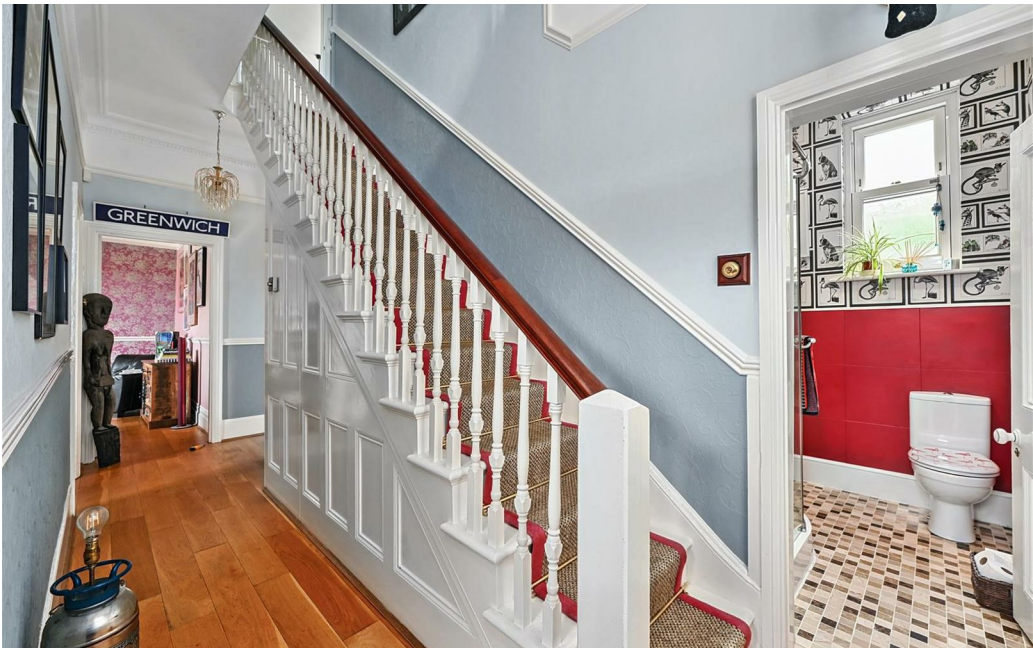
Block paved drive providing off road parking for multiple vehicles, gated side access to the rear garden.

**REAR GARDEN**

Beautifully landscaped with a sandstone patio abutting the property and offering ample outdoor space to eat al-fresco, entertain or simply have a quiet moment, having ample space for potted plants. Sandstone steps rise to a further decked patio seating area, from here the gardens ascend with a path opening up onto sections of lawn with established plants, shrubs and fruit trees including Damson, Cherry and Apple. There is also a beach hut/ studio with power and lighting, brick barbeque area, planting beds being ideal for those looking to grow fruit and vegetables, external power points, outside water tap, lighting and gated side access to the block paved driveway. The garden enjoys a lovely sunny aspect and offers plenty of outdoor space.

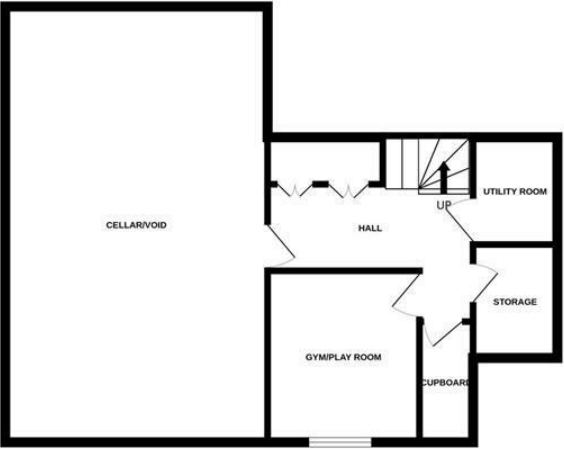
Council Tax Band: D



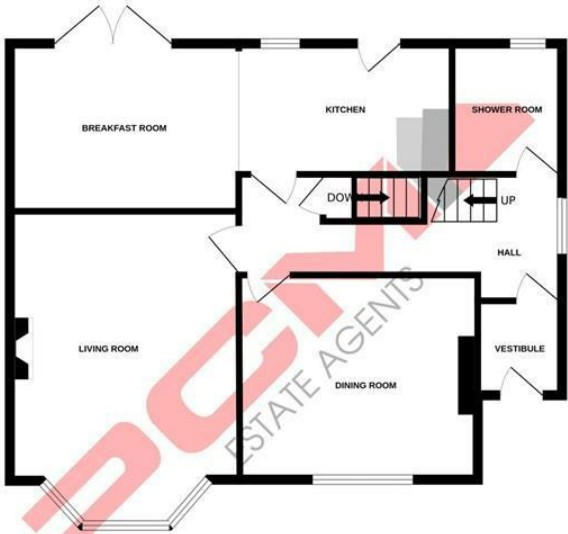




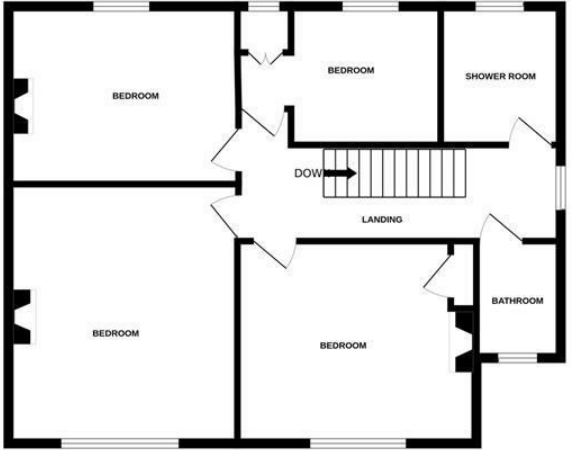
BASEMENT LEVEL



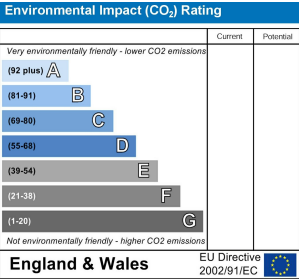
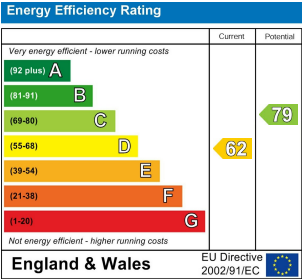
GROUND FLOOR



1ST FLOOR



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