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ESTATE AGENTS

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Offers In Excess Of £800,000

A striking and highly individual STUNNING CONTEMPORARY FOUR BEDROOM HOME, beautifully designed to create a seamless blend of indoor and outdoor living, set on a sought-after road in one of Hastings' most desirable locations with easy access to the stunning St Helens Woods. This exceptional property offers a boutique, design-led feel throughout, with chic interiors, IMPRESSIVE ARCHITECTURAL FEATURES & thoughtfully curated spaces that create a home of real distinction.

Approached via a sweeping driveway providing AMPLE OFF ROAD PARKING, the property immediately impresses with its striking exterior and BEAUTIFULLY LANDSCAPED SURROUNDINGS.

Once inside, you are welcomed by a spectacular light-filled reception hall where stylish décor, natural textures and carefully framed sight lines lead your eye down the impressive feature walkway towards the heart of the home. The ground floor accommodation has been designed with both entertaining and everyday living in mind. A beautiful DOUBLE ASPECT LIVING ROOM provides a sophisticated yet comfortable retreat, flooded with natural light and featuring Crittall-style double opening doors which lead directly out to the garden. From here, the outdoor space creates a natural flow through the garden terraces before leading back into the kitchen, perfectly demonstrating the home's thoughtful design and emphasis on indoor-outdoor living.

A real centrepiece of the home is the IMPRESSIVE 30ft OPEN PLAN KITCHEN-DINING-FAMILY ROOM, a breath-taking space that acts as the social hub of the home. Dramatic vaulted ceilings, clean architectural lines and expansive glazing create a room that feels both striking and welcoming. The kitchen itself is a statement in modern elegance, with sleek cabinetry, stone worktops, INTEGRATED APPLIANCES and a generous central island ideal for entertaining. A recessed bio-fuel fire and a wood-burning stove add warmth and atmosphere, creating a space equally suited to relaxed family evenings or vibrant gatherings.

Further ground floor accommodation includes a fully fitted UTILITY ROOM and a LUXURIOUS PRINCIPLE SUITE which serves as a peaceful sanctuary. The principal bedroom benefits from a beautifully appointed WALK-THROUGH DRESSING ROOM and a STYLISH EN-SUTE bathroom finished to an excellent standard.

Upstairs, the sense of space continues. The landing leads to THREE FURTHER DOUBLE BEDROOMS, one of which has been designed with the potential for an en-suite to be completed, alongside a well-appointed family bathroom.

Outside, the GARDENS have been THOUGTFULLY LANDSCAPED to create a serene and private retreat, designed with low maintenance in mind. The outdoor space perfectly complements the home's architecture, offering a variety of areas to relax and entertain. There are generous patios ideal for al fresco dining and summer evenings, a PLUNGE POOL for cooling off on warmer days, and a well-kept lawn bordered by established planting which adds greenery and structure to the space.

A truly one-of-a-kind home, combining striking architecture, refined interiors and a coveted location close to St Helens Woods, this property offers a rare opportunity to acquire a residence that delivers both style and substance in equal measure.

PRIVATE FRONT DOOR
Opening into:

WELCOMING RECEPTION HALL
21'6 x 11'11 (6.55m x 3.63m)
Spacious and offering a lovely sight line down the walk through to an impressive open plan kitchen-dining-family room, tiled flooring, feature tiled walls, radiator, stairs rising to upper floor accommodation, built in storage, up lighting, two large windows having views over the front garden.

DOWNSTAIRS WC
Concealed cistern low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, tiled flooring, down lights, mirror, part tiled walls, feature wall panelling, window to rear aspect.

LIVING ROOM
17'7 x 16'2 (5.36m x 4.93m)
Partially beamed ceiling, down lights, feature wall panelling, two double radiators, television point, large fireplace with wood burner, dual aspect room with Aluminium Crittall windows to the front elevation having pleasant views over the front garden and far reaching views over Hastings & St Helens Woods, Aluminium Crittall doors with windows either side opening to an internal tranquil courtyard.

UTILITY
12'3 x 10'2 (3.73m x 3.10m)
Stylish and practical, fitted with a matching range of eye and base level

cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces, resin drainer-sink with mixer tap, Hisense washing machine and separate tumble dryer, tiled flooring, radiator, window to rear aspect with views over a further area of outdoor space.

IMPRESSIVE WALK THROUGH
24' x 4'8 (7.32m x 1.42m)
Transitioning from the front to the back of the property, being well-lit with Aluminium Crittall windows to both sides offering views over two lovely areas of outdoor space, wood flooring laid in a herringbone pattern, feature wall panelling, steps up into:

KITCHEN-DINING-FAMILY ROOM
31'5 x 15'5 (9.58m x 4.70m)
Engineered oak flooring laid in a herringbone pattern, partially vaulted ceilings offering plenty of light to filter into the room, Aluminium Crittall windows and doors to the side and front aspects of room opening out to a tranquil entertaining area. Up-lighting, down lights, feature pendant lighting, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, stone countertops with matching upstands, breakfast bar, four ring electric hob, waist level oven and grill, sunken sink with Kettle tap and moulded drainer into the stone countertop, integrated dishwasher, wine cooler, larder style fridge freezer, feature tiled wall with recessed bio-fuel living flame fire, wood burner, recessed television and lounge area.

MASTER BEDROOM
16'1 x 12'4 (4.90m x 3.76m)
Aluminium Crittall windows to both side and front elevations, having views over the garden, over the town and St Helens Woods, down lights, radiator, leading to:

DRESSING ROOM
11'3 x 7'8 (3.43m x 2.34m)
Fitted wardrobes and dressing table, engineered oak flooring laid in a herringbone pattern, down lights, open to:

EN-SUITE
7'4 x 7'2 (2.24m x 2.18m)
Tiled flooring, part tiled walls, heated towel rail, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, walk in shower with rain style shower head and hand-held shower attachment, window to side aspect.

FIRST FLOOR LANDING
Built in storage, radiator, Velux window to side aspect, doors to:

BEDROOM
16'6 x 11'8 (5.03m x 3.56m)
Measurement excludes door recess. Access to eaves storage, down lights, two windows to front aspect with lovely views over Hastings and including views of St Helens Woods.

BEDROOM
15'1" max x 14'5" max (4.6 max x 4.4 max)
Down light, radiator, feature windows to front elevation having views over St Helens Woods, Velux window to side aspect, access to:

INTERCONNECTING ROOM
Plumbing for an en-suite, Velux window to side aspect.

BEDROOM
12'2 max x 12'4 narrowing to 10'6 (3.71m max x 3.76m narrowing to 3.20m)
Radiator, built in storage, down lights, window to rear aspect with views over the garden, Velux window to side aspect.

BATHROOM
Comprising a panelled bath/shower, wash hand basin and wc, window to side aspect.

OUTSIDE - FRONT
The property occupies an elevated position with steps up to the front door, ample off road parking and offers a commanding spot off the road, being incredibly private. The front garden is well-planted.

GARDENS
There are two areas of outdoor space providing areas of lawn and stone patio, as well as a sunken plunge pool with composite decked patio. There are established planted areas, an entertaining area providing the perfect spot for barbequing, a further stone patio and composite decking.

Council Tax Band: E









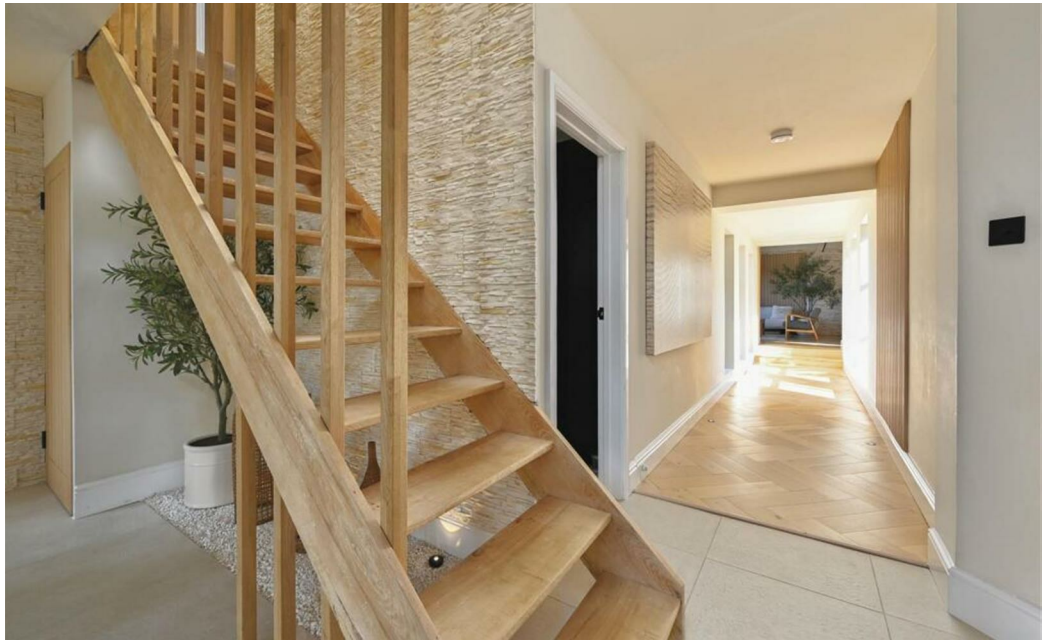








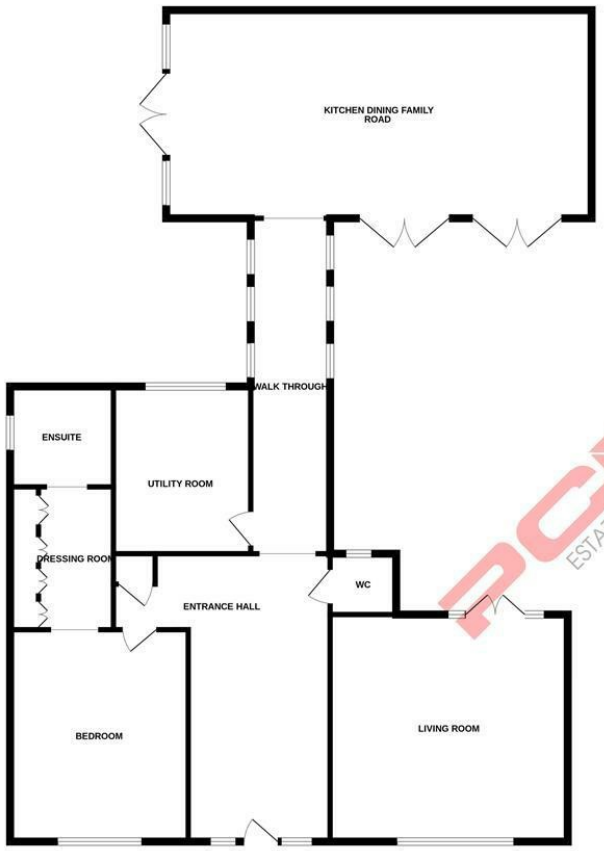




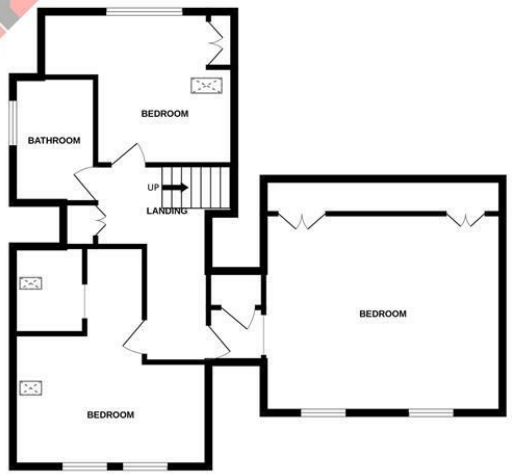




GROUND FLOOR

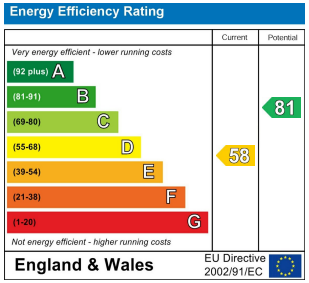


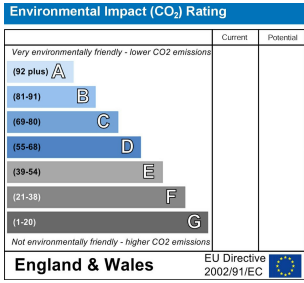
1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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