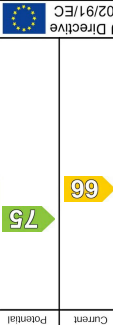
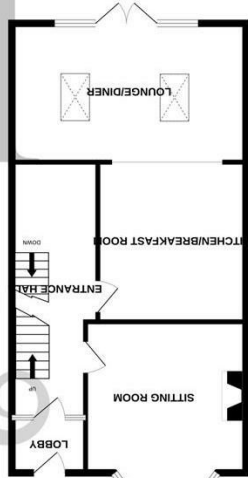
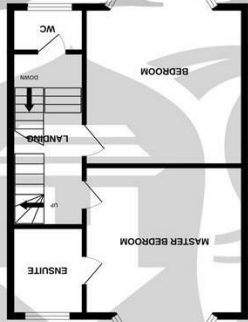
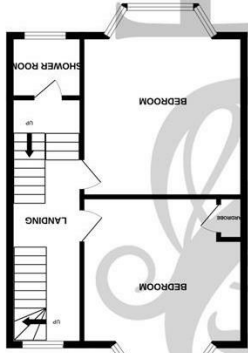
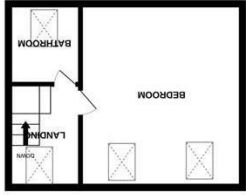




Energy Efficiency Rating		
	 66 75	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		Current
Potential		

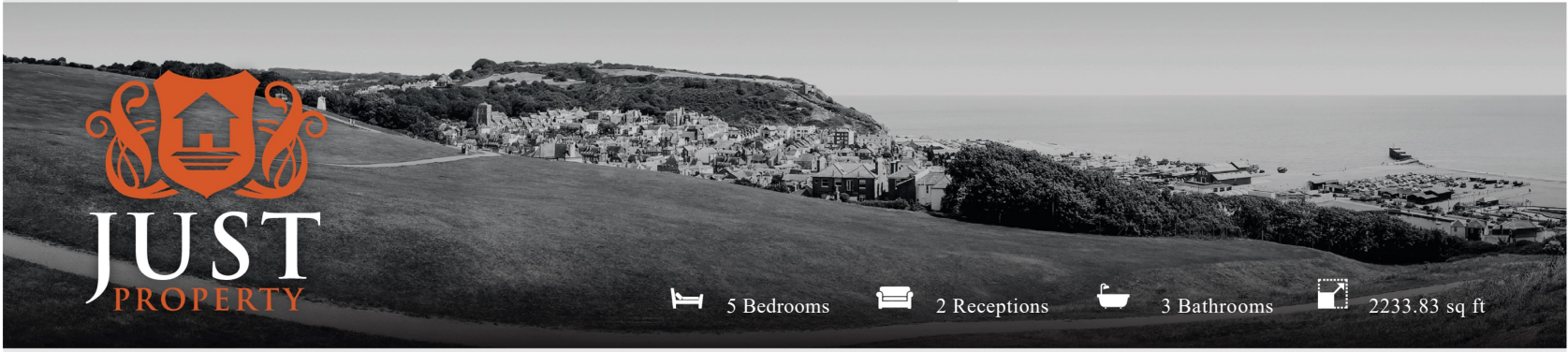


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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17 Wellington Road, Hastings, TN34 3RN

5 Bedrooms 2 Receptions 3 Bathrooms 2233.83 sq ft

Freehold

£595,000





Freehold

£595,000

5 Bedrooms 2 Receptions 3 Bathrooms 2233.83 sq ft

PROPERTY DETAILS

An impressive and deceptively spacious five bedroom bay-fronted Victorian residence, ideally positioned opposite access to the West Hill and enjoying attractive views across the town, Hastings Castle and towards the sea.

The property is perfectly placed to enjoy Hastings, with the West Hill funicular providing direct access to the historic Old Town with its excellent selection of independent shops, restaurants and cafés. Hastings town centre, seafront and mainline railway station, with connections to London, are also within easy walking distance.

Since purchasing the property, the current owners have transformed the house from top to toe, with works including complete rewiring, a new central heating system, new sash-style double glazing and extensive refurbishment throughout. A substantial loft conversion has also been completed, creating further bedroom and bathroom accommodation and significantly increasing the versatility of this impressive family home.

The accommodation is arranged over four floors in addition to a useful basement utility room/store. The ground floor offers a bay-fronted sitting room, kitchen/breakfast room and a superb lounge/diner to the rear with direct access onto the garden.

The first floor provides two generous bedrooms, including a principal bedroom with en-suite shower room, together with a separate WC. There are two further bedrooms and a shower room on the second floor, while the converted third floor provides an additional bedroom and bathroom, with the elevated position making the most of the superb town, castle and sea views.

Outside, the property enjoys a generous rear garden extending to approximately 65ft, providing an excellent space for entertaining and family life.

A beautifully renovated and exceptionally versatile Victorian home combining generous proportions, period character and impressive views with modern-day comfort. Viewing is considered essential with Just Property.



ROOM DIMENSIONS

Front Door	Stairs to Second Floor
Entrance Lobby	Bedroom 15'5" x 13'1" (4.70 x 4.01)
Entrance Hall	Bedroom 15'0" x 13'1" (4.58 x 4.01)
Sitting Room 15'8" x 12'11" (4.78 x 3.94)	Stairs to Third Floor
Open Plan Kitchen/Lounge/Diner 27'3" x 16'0" (8.32 x 4.88)	Bedroom 15'2" x 12'3" (4.64 x 3.74)
Stairs to First Floor	Bathroom 6'7" x 6'4" (2.01 x 1.94)
Bedroom 15'10" x 13'3" (4.83 x 4.04)	Basement/Utility Room 23'9" x 5'5" (7.25 x 1.66)
En-Suite Shower Room 7'4" x 5'10" (2.24 x 1.78)	Rear Garden
Bedroom 15'5" x 13'1" (4.72 x 4.01)	
Separate W.C.	

FEATURES

- Impressive Five Bedroom Victorian Family Home
- Extensively Renovated & Refurbished Throughout
- New Sash-Style Double Glazed Windows
- Complete Rewire & New Central Heating System
- Impressive Loft Conversion With Bedroom & Bathroom
- Spacious Accommodation Arranged Over Four Floors
- Superb Views Across Hastings, The Castle & Out To Sea
- Bay-Fronted Sitting Room & Generous Lounge/Diner
- Approximately 65ft Rear Garden
- Sought-After West Hill Location Close To The Old Town



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.