

Campbell's Estate Agents
 74 High Street, Battle, East Sussex TN33 0AG
 tel: 01424 774774
 email: info@campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

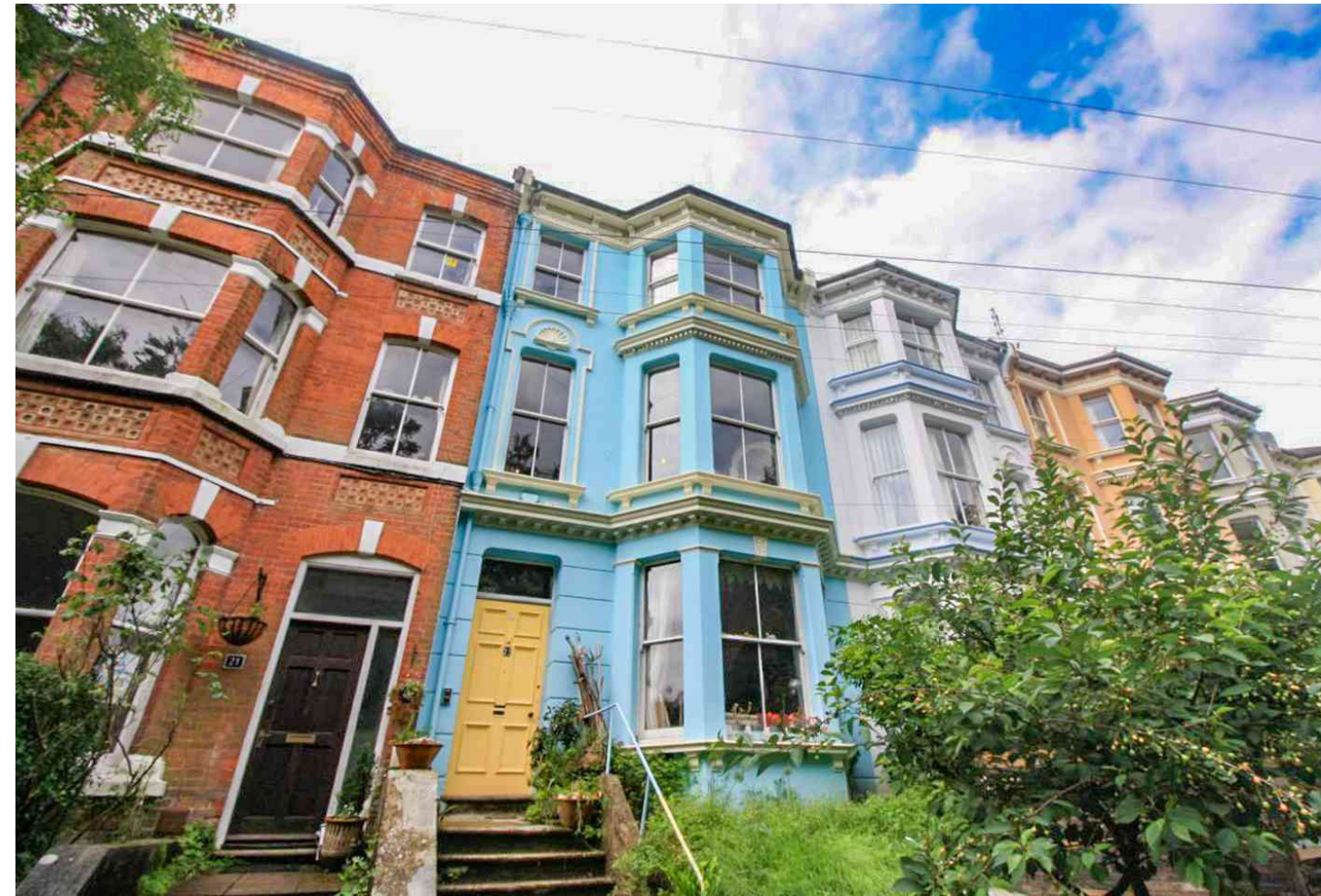
Campbell's

your local independent estate agent

www.campbellsproperty.co.uk



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.
 Made with Metropix ©2023



22 Lower Park Road, HASTINGS TN34 2LB

£650,000 freehold

A rare opportunity to acquire an impressive Victorian town house with 5/6 bedrooms, 3/4 reception rooms located directly opposite Alexandra Park.

- | | | | |
|-------------------------------|---------------------------|-----------------------|--------------|
| Victorian Terraced Town House | 3/4 Reception Rooms | 4/5 Bedrooms | Cellar |
| Opposite Alexandra Park | Close to Town and Station | Characterful Features | Large Garden |



Description

Situated in an attractive terrace of colourful Victorian town houses the property enjoys a leafy outlook over Alexandra Park. The house retains many of its original features including decorative cornicing, ceiling roses and tall skirting boards. The rooms are elegantly proportioned with high ceilings and large sash windows. There are two working fireplaces and a cellar providing valuable storage.

The property is currently configured as having four reception rooms and four bedrooms but could be configured to suit the needs of the individual.

The gardens are large and include a small piece of woodland giving an almost rural feel to the property.

Situated on a quiet road opposite Alexandra Park the property is within walking distance of the town centre, old town, beach and mainline station with services to London Charing Cross.

Directions

From our office in Battle proceed to Hastings along the A21 continuing into Sedlescombe Road North passing Sainsburys on your right. Continue along over the first roundabout and at the second roundabout bear left into St Helens Road. Continue all the way along to the traffic light at the end of Alexandra Park and take the third exit into Braybrooke Road and then turn right into Lower Park Road where the property will be found along on the left hand side.

THE ACCOMMODATION with approximate room dimensions is approached via steps with original tiling up to the front door leading to:

GROUND FLOOR

HALLWAY

with exposed wooden floorboards, cloaks area and glass panelled door to

INNER HALLWAY

with original mahogany stairs leading to the upper floors and a door and further stairs leading down to

LOWER GROUND FLOOR

CELLAR

18' 9" x 6' 7" (5.72m x 2.01m) and an approximate ceiling height of 6' with power and light. From the inner hall a door leads to

SITTING ROOM

17' 3" x 13' 8" (5.26m x 4.17m) into bay window, sash windows to front with views over Alexandra Park, exposed wooden floorboards, original ornate ceiling roses and cornices, central fireplace with marble surround and inset wood burning stove. Opening to



DINING ROOM

13' 9" x 11' 11" (4.19m x 3.63m) with return door to hallway, French doors to patio area, central fireplace with marble surround and mantel.

BREAKFAST ROOM

14' 2" x 12' 6" (4.32m x 3.81m) into bay with windows overlooking the patio area, stripped floorboards, central fireplace with inset log burner.

KITCHEN

10' 1" x 5' 9" (3.07m x 1.75m) with Velux window, stable door to the rear garden and fitted with a range of stand along kitchen units with plumbing for washing machine and a working surface incorporating a butler sink.

HALF LANDING

with linen cupboard.

CLOAKROOM

with window to side and fitted wc.

BATHROOM

10' 6" x 10' 1" (3.20m x 3.07m) with sash window to rear and fitted with a corner sink unit with cupboard under; roll top bath with Victorian style tap and shower attachment, wall mounted boiler.

From the half landing the stairs continue to

FIRST FLOOR LANDING

with further stairs to a half landing and second floor landing.

RECEPTION/BEDROOM

17' 10" x 17' 5" (5.44m x 5.31m) with large bay window with views to the park, ceiling rose and cornices, stripped floorboards.

BEDROOM 5

13' 9" x 11' 11" (4.19m x 3.63m) with sash windows to rear; shelved recessed, stripped floorboards.

SECOND FLOOR LANDING

with Velux window, a spacious area currently used as a library with loft access.

BEDROOM 3

13' 11" x 10' 2" (4.24m x 3.10m) with sash windows to the rear; Velux window, central fireplace with iron surround and slate hearth, stripped floorboards.

BEDROOM 2

13' 9" x 10' 10" (4.19m x 3.30m) with sash window to rear; stripped floorboards, cupboard in recess.

SHOWER ROOM

10' x 7' 2" (3.05m x 2.18m) Window to front with views to the park, modern suite of a Victorian style with double shower unit with chrome shower and tap fittings, WC and wall mounted basin, heated towel rail.



BEDROOM 1

17' 4" x 11' 5" (5.28m x 3.48m) into bay window with views over the park, stripped floorboards, central fireplace with marble surround.



OUTSIDE

To the front is a small area of garden interspersed with shrubs where there is a bike shed.

To the rear is a patio area which is accessed from the kitchen and dining room through French doors. Steps lead up to an area of lawn which slopes up to a Summerhouse. The wall enclosed garden is established with shrubs and mature roses and at the top of the garden is an area of woodland which gives the property a rural feel.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.