



10 Godwin Road, Hastings, East Sussex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

10 Godwin Road, Hastings East Sussex, TN35 5JR

A five bedroom Victorian villa with breathtaking sea views, situated in a sought after coastal area, minutes to Hastings Old Town, beaches and the scenic East and West Hills

Hastings town centre 0.9 miles, Hastings mainline station 2.0 miles (1 hour 44 minutes to London Charing Cross), Bexhill 6.5 miles, Rye 10.3 miles, Gatwick Airport 50 miles

Sitting room | Dining room | Sitting area | Dining area | Kitchen | Utility | Cloakroom | Principal bedroom with dressing room, en suite bathroom & en suite shower room | 4 Further bedrooms en suite | Bathroom | 2 Shower rooms Studio Garden | Lower Ground Floor | EPC rating D

The property

10 Godwin Road is a handsome double-fronted period house that offers almost 2, 900 sq. ft of elegant accommodation arranged over three floors. The period features include high ceilings, ornate cornicing, large sash double glazed windows and marble fireplaces. The heart of the home is the 34ft open-plan sitting, dining and kitchen areas bathed in natural light, which runs from the front to the rear, with French doors opening onto the terraces and a tranquil garden with stunning uninterrupted sea views. The modern kitchen has sleek fitted units and high-end integrated appliances, ample workspace, as well as a light, elegant living and entertaining space. The ground floor also has a separate, spacious sitting room, which also has French doors welcoming plenty of natural light and views to the sea. There are two additional double bedrooms with en suite bath/shower rooms on the ground level.

The first floor provides a further three well-presented double bedrooms of which two have sea view. The principal bedroom has a dressing room. All bedrooms have en suite bath

or shower rooms. The house has a cloak room at each level with shower facilities. The lower ground floor has two rooms and a bathroom, the larger room is ideal for use as a utility room or games/TV room. The smaller room can be used as the sixth bedroom.

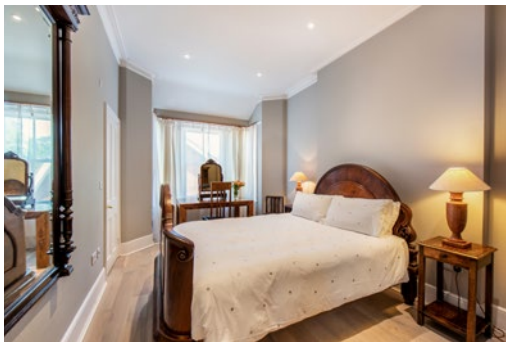
Outside

At the entrance to the gated property, the paved driveway provides parking space for several vehicles, whilst the garden is mostly to the rear, taking advantage of the beautiful, elevated setting and far-reaching sea view. There is a stone paved terrace with ornate Victorian railings across the back of the house, with steps leading down to a lawn, bordered by established shrubs and hedgerows. The grounds also include a skylight studio which opens onto the front and back patio terraces providing an ideal space for a study or workshop.

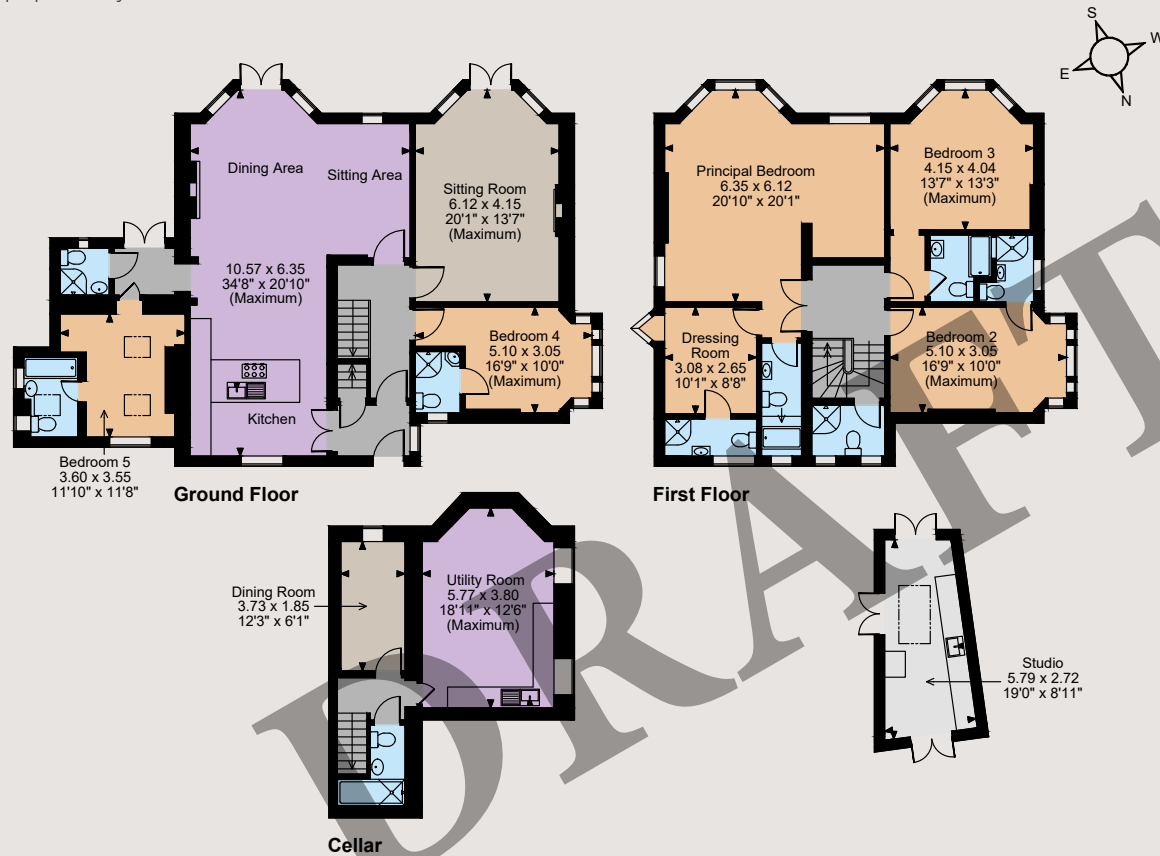
Location

The property is within striking distance of Hastings Old Town and the seafront, situated on an elevated position between the East and West Hills. The town provides a wide-ranging selection of amenities and facilities, including shopping, supermarkets and a selection of schools, including Primary and Secondary schools near by. The area provides easy access to the High Weald area. There are many beaches near Hastings, Pett Level, Winchelsea, as well as the popular sandy beach at Camber. Mainline rail services towards London are available from Hastings.





Floorplans
 Main House internal area 2,864 sq ft (266 sq m)
 Outbuilding internal area 139 sq ft (13 sq m)
 Total internal area 3,003 sq ft (279 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: Hastings Borough Council
Services: All mains services
Council Tax: Band E
Tenure: Freehold
Guide Price: £995,000

Lewes

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