

PHILLIPS & STUBBS



coastal +
COUNTRY



ROOMS

Entrance vestibule, Octagonal reception hall, Inner hallway, Sitting room, Dining room, Study, Kitchen, Utility room, Boot room, 2 Cloakrooms, 4 Double bedrooms, 2 Bath/shower rooms (1 en suite), Turret room/library. Gas central heating. Mostly secondary glazing. EPC rating E Detached four car garage. Off road parking for several vehicles. Mature front and rear gardens. 0.3 acre plot

LOCATION

The property is located in a prime residential area adjacent to Alexandra Park, one of the finest public parks in the South East. Occupying 109 acres of land it was redesigned in 1877 by Robert Marnock, one of the outstanding English horticulturalists and garden designers of the 19th century and features a boating lake, playgrounds, cafe and other facilities. Within about one mile is Hastings town centre with promenade, the White Rock Theatre, museums, cinema, Jerwood Gallery, Heritage Centre, Castle and Priory Meadow Shopping Centre. There is an extensive choice of schools in both the state and private sector including Claremont School, Battle Abbey School, Eastbourne College, Vinehall at Robertsbridge and Marlborough House, Hawkhurst. Direct mainline rail services run from Hastings to London Bridge, Cannon Street, Charing Cross, Victoria and Ashford International, from where there are high speed connections to London St. Pancras.

DESCRIPTION

Designed by the renowned architect Henry Ward (1852 – 1927), who was responsible for many large public buildings in and around Hastings, including the Town Hall and Plummer Roddis (Debenhams) department store, this substantial and extremely appealing detached Edwardian villa was built in 1906 for a local entrepreneur and retains many of its original features. The versatile accommodation is arranged over three levels, around its octagonal tower (as shown on the floor plan). The elevations are of red brick and half timber gables with projecting bay windows.

GROUND FLOOR

A panelled door with a stained glass insert opens into an entrance vestibule with a leaded light glazed inner door to an octagonal reception hall with a geometric pattern tiled floor, dado height panelling and archways leading off to the principal reception rooms and an inner hallway.

The well proportioned double aspect sitting room with exposed original pine floorboards, dentil corning and a fireplace with an ornate surround is favoured by two large bay windows set beyond wide archways, one of which has a glazed door to the rear garden. The triple aspect dining room has a large bay window to the front looking towards the park, egg and dart corning, a picture rail, exposed floorboards and a fireplace with an Adam style surround.

The kitchen, which overlooks the rear garden, is fitted with a range of cabinets comprising wall and base units with fitted worktops, an inset sink unit with mixer tap, 4 burner gas stainless steel hob with filter hood above and built in stainless steel oven below, space and plumbing for a dishwasher, integrated fridge and cupboard. Adjoining is a functional rear lobby/boot room with

a quarry tiled floor, built in storage cupboard and a glazed door opening to the rear garden. Two doors lead from the boot room, one to a large walk-in pantry the other to a spacious utility room with a tiled floor and a range of base cupboards beneath an L-shaped work surface with below counter space for a washing machine, tumble dryer and fridge.

The study, which overlooks the courtyard garden, has exposed floorboards and can be accessed via the inner hallway where there are two cloakrooms.

FIRST FLOOR

On the first floor, the double aspect principal bedroom which has a raised ceiling and a bay window looking out to Alexandra Park, has a range of fitted wardrobes to one wall, picture rail and an en suite bath/shower room with modern fittings comprising a freestanding bath, wash hand basin, close coupled WC and shower enclosure. There are three further double bedrooms on this floor, one of which has a bay window overlooking the rear garden, together with a family bath/shower room, a separate cloakroom and an airing cupboard with gas boiler.

SECOND FLOOR

On the second floor there is a turret room, currently used as a library with exposed floorboards and views out across Alexandra Park.

OUTSIDE

The front garden is laid to lawn with mature trees and shrubs and a driveway to one side providing off road parking for multiple vehicles. This in turn provides access to a substantial detached garage with wooden double doors, light, power and windows down both sides. There is a small loft space and log store to the rear. Across the rear of the property is a level lawn with terracing adjoining the house and a backdrop of mature trees and shrubs. To one side of the house there is a further terrace with a side access pedestrian gate.

FURTHER INFORMATION

Local Authority: Rother District Council. Council Tax Band F
Mains electricity, gas and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £1,100,000 Freehold

Holmesdale, 82 Lower Park Road, Hastings, East Sussex, TN34 2LE



An impressive detached Edwardian villa, affording light, spacious family living, set in mature gardens in a prime residential area of Hastings adjacent to Alexandra Park, one of the finest public parks in the South East.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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