

Exmouth Place

HASTINGS, TN34

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Occupying a prominent position at the foot of West Hill, this exceptional double-fronted Georgian townhouse represents a rare opportunity to acquire one of Hastings Old Town's most elegant and historically significant homes. Beautifully preserved and sympathetically enhanced, the property seamlessly marries classic Georgian architecture with refined contemporary living.

Approached via a private, walled courtyard, the handsome façade sets an impressive first impression. A striking red front door, framed by an ornate fanlight, opens into a gracious entrance hall where original timber floorboards and an abundance of natural light immediately convey the home's character and scale.

The beautifully proportioned reception spaces exemplify the elegance of the Georgian era. The principal sitting room features a striking marble fireplace and bespoke cabinetry, while a further reception room and adjoining study enjoy attractive views across Swan Terrace. To the rear, a walk-through boot room leads to a cloakroom, before opening into an inviting dining room centred around a wood-burning stove, creating a warm and atmospheric setting for entertaining.

The bespoke kitchen has been thoughtfully designed to complement the property's heritage, combining oak worktops, exposed brick detailing and high-quality finishes. Large timber doors open directly onto the raised terrace and secluded courtyard beyond, creating a seamless connection between the interior and exterior spaces.





























Upper and Lower Floors

The upper floors provide generous and versatile accommodation. Three beautifully presented double bedrooms retain original fireplaces, fitted cabinetry and traditional Georgian shutters, while a fourth bedroom enjoys captivating rooftop views extending towards the sea. The principal suite is served by an impressive en-suite bathroom featuring a spa bath and heritage-inspired fittings. A luxurious family bathroom incorporates a claw-foot roll-top bath and walk-in rainfall shower. Underfloor heating to the kitchen and both bathrooms ensures modern comfort throughout.

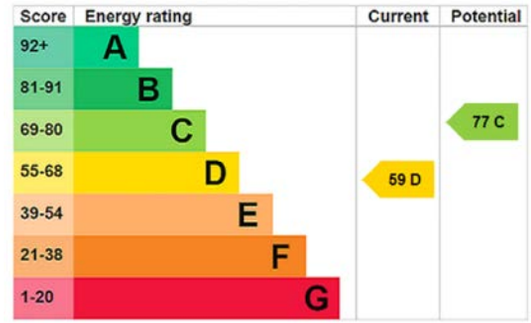
The lower ground floor offers a substantial and adaptable living space, currently configured as a media and games room. Illuminated by light wells and timber casement windows, this floor also benefits from an extensive utility room overlooking the courtyard.

Outside

Outside, the property's private walled courtyards provide a rare sense of tranquillity and seclusion in the heart of the Old Town. The rear courtyard, accessed directly from the kitchen, offers an ideal setting for al fresco dining and entertaining.

Location

Perfectly positioned moments from the beach, West Hill and the vibrant array of independent galleries, boutiques and renowned restaurants for which Hastings Old Town is celebrated, the property also benefits from convenient access to Hastings and Ore stations, offering direct rail services to London.
Rarely does a house of such architectural significance, provenance and quality come to the market. This is an outstanding Georgian home, combining period grandeur with contemporary sophistication in one of East Sussex's most coveted coastal settings.



GUIDE PRICE: £900,000-£950,000

Local Authority: Hastings

Council Tax Band: F

Tenure: Freehold

Reference: CHB260053

Approximate Gross Internal Area:
2452 sq ft

Exmouth Place, Hastings, TN34

Approximate Gross Internal Area = 227.8 sq m / 2452 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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