

PHILLIPS & STUBBS

THE HERMITAGE
OLD TOWN, HASTINGS, EAST SUSSEX



THE HERMITAGE

34 The Croft, Old Town, Hastings
East Sussex TN34 3HH

An historically significant and architecturally unique detached family home of the Pre-Raphaelite period affording versatile, stylish living accommodation, set in extensive and mature exotic gardens in a fabulous private no-through road location within the Conservation Area and enjoying great southerly views to the sea and across the historic Old Town to the East Hill and Hastings Country Park.

Hall ■ Sitting room ■ Kitchen ■ Dining room

Hall ■ Professional quality music/media studio room ■ Family room
Utility room ■ Wet room & sauna

Landing ■ Two double bedrooms ■ Family bathroom ■ Cloakroom

Landing ■ Three further bedrooms ■ Study/bedroom

EPC rating E ■ Gas central heating ■ Partial double glazing

Large garden ■ Garden cellar ■ On road parking

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



The property occupies an elevated position with widespread views to the English Channel and is approached over a narrow private road of attractive Regency houses in the Conservation Area of historic Old Town, Hastings with its bohemian atmosphere, local amenities, independent shops and boutiques, restaurants, the Hastings Contemporary art gallery, seafront and fishing harbour. Adjoining the East Hill is The Country Park with over 267 hectares of ancient woodland, heath land and grassland close to dramatic cliffs and coastline. Most of the area has been designated a Special Area of Conservation and a site of Special Scientific Interest. Within half a mile is Hastings town centre with promenade, the White Rock Theatre, museums, cinema, mainline railway station, 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 and along the coast from Brighton to Ashford International, via Eastbourne and Rye, with high-speed connections to London St. Pancras and from there to the Continent.

The Hermitage is an impressive, detached period property, built in 1890 for the poet Coventry Patmore, with an intriguing history as a convalescent home, a Catholic boarding house and a convent. The stylish, well-appointed accommodation is thoughtfully designed being arranged over four levels, as shown on the floor plan, with a lower ground floor studio plus bedrooms and living spaces on the upper floors providing versatile living areas with all the principal rooms facing south and a traditional facade with tall sash windows allowing light to stream into the organic space, which has a pared down feel inspired by the old workshop houses of northern European cities such as Antwerp and the converted warehouses and factory lofts of the East End of London.

Coventry Patmore (1823-1896) was a Roman Catholic poet and associate of the Pre-Raphaelites who lived in Hastings from 1875 to 1891 and is best known for his narrative poem, composed of four volumes, *The Angel in the House*, which presented a portrait of married life that became a Victorian ideal of married bliss. In 1883 he commissioned the building of St Mary Star of the Sea Church as a memorial to his second wife, Marianne.





The property is approached from the road via a tall gate set into a high brick wall with steps leading from the garden across a raised walkway with geometric tiling to the panelled front door with a fanlight above opening into an entrance hall with a central staircase leading off to all floors.

The sitting room has a tall sash window to the front providing widespread views to the sea, together with herringbone flooring, moulded coricing and a fireplace with a fitted real flame gas stove. The kitchen, which has engineered oak flooring and tall windows that frame the views of the English Channel, has clean lines with units that are made up of stainless-steel professional kitchen equipment including wall mounted cupboards, a double sink, open display shelving, splashbacks and a large range cooker, as well as plumbing for a dishwasher and a central island with a wood work top with cupboards beneath. Adjoining is the dining room, which has engineered oak flooring and two tall windows providing views across the Old Town to the East Hill and the Country Park.

On the lower ground floor; there is a hall with a door to outside and the adjacent garden cellar. The professional quality music/media studio room, which is a perfect working space, home cinema or music listening room, has large windows to the front, engineered oak boards and air conditioning. The family room also overlooks the garden. A door leads to a large utility room with tall fitted storage cupboards, with an integrated fridge/freezer and space and plumbing for a washing machine and tumble drier, together with a Belfast sink and wood block work surface. Beyond is a fully tiled wet room with a rain shower and close coupled wc and sauna room with a high-end Finnish sauna in Thermo Aspen. The wet room opens onto a secluded woodland spa garden with hardwood decking, LED lighting and lush Japanese planting.

On the first floor; bedroom 1 is double aspect with far reaching views and has fitted wardrobe cupboards to one wall. Bedroom 2 enjoys widespread views across the Old Town and has fitted book shelving to one wall. The tiled family bathroom has white fittings comprising a freestanding bath, a walk-in shower, a close coupled wc and a console hand basin on a wash stand. In addition, there is a separate cloakroom with a low-level WC and wash basin.

On the second floor; there are three further bedrooms, two of which enjoy glorious views to the sea as well as a large study/bedroom with fitted shelving and an outlook across the Old Town towards the Channel. In addition, there is a large boarded loft space accessible by a retractable ladder.





Outside

The inviting, south facing, garden is enclosed by a high brick wall and divided by its varying levels into distinct parts in a Tropical style with dense, lush planting, an area of lawn and various terraces to take advantage of the views at different times of the day. The beds and borders are full of sun loving architectural plants including phormiums, cordylines, yuccas, tree ferns, banana plants, tree echiums, acanthus, acer, Picasso lily, hydrangea serrata, tetrapanax papyrifer and lime green euphorbia. The main garden is wired with Techmar LED garden lighting and has irrigation tubing and sprinklers throughout.

Directions

Approaching Hastings on the A259 trunk Road, continue to the seafront and turn right, virtually opposite The Stade, in to the High Street. Continue ahead, turning first left in to Swan Terrace and then bear right into Croft Road. After passing the church turn right in to The Croft where The Hermitage will be found half way along on the right-hand side.

Council Tax: Band F

Tenure: Freehold.

Viewing:

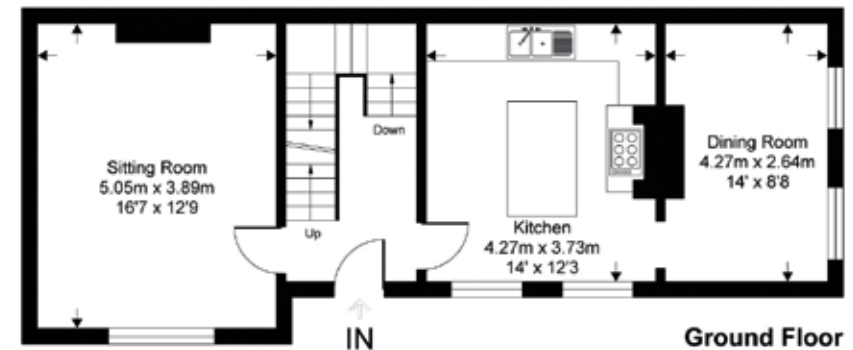
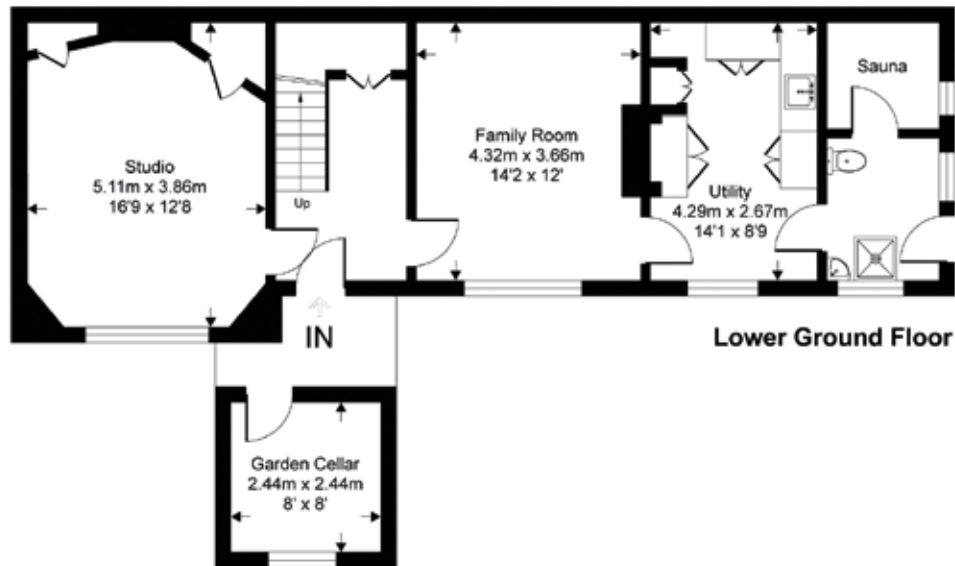
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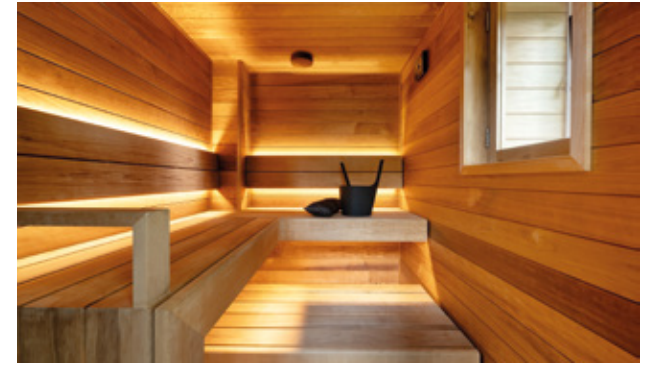
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Approximate Gross Internal Area = 242 sq m / 2609 sq ft
Approximate Outbuilding Internal Area = 6 sq m / 64 sq ft
Approximate Total Internal Area = 248 sq m / 2673 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





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