

PHILLIPS & STUBBS

BELMONT HOUSE
& THE COTTAGE
OLD TOWN HASTINGS,



BELMONT HOUSE & THE COTTAGE

Belmont Road, Old Town Hastings,
East Sussex TN35 5NR

An elegant, well presented Grade II Listed late Regency Italianate villa, together with an attached 3 bed mews cottage and a secluded landscaped garden including a parterre, occupying an elevated position in a favoured residential area on the East Hill close to the Country Park.

Main house: Entrance hall ■ Reception hall & music room ■ Drawing room
Dining room ■ Kitchen/breakfast room ■ Utility room ■ Cloakroom
Home office/store

Galleried landing ■ Sitting room/bedroom 4 with verandah ■ Three double bedrooms ■ Two bath/shower rooms (one en-suite)
Tower room/study ■ Large walled garden including cobbled courtyard, parterre & upper lawn ■ Garage & secure off road parking

Attached Mews Cottage:

Sitting room ■ Dining room ■ Kitchen/breakfast room ■ 3 Bedrooms
Bath/Shower Room ■ Shower room ■ Courtyard

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.

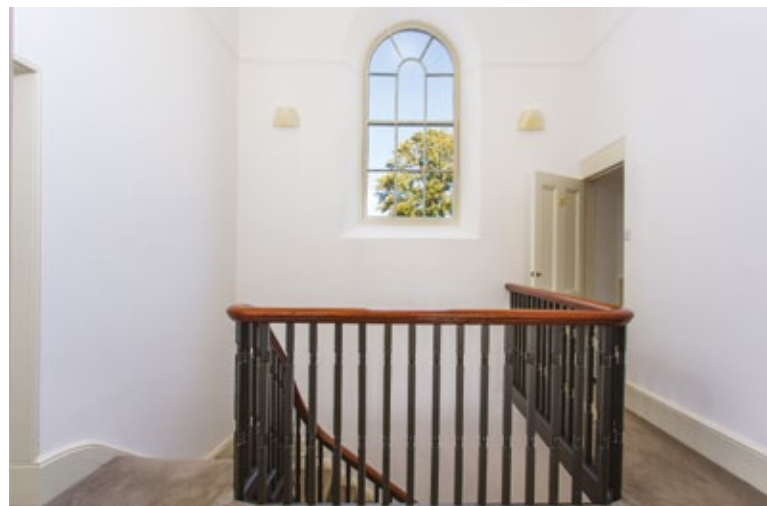


The property is situated in Old Town, Hastings on high ground in a secluded setting and approached over an unmade lane in a favoured residential area on the East Hill adjoining The Country Park with over 267 hectares of ancient woodland, heath land and grassland close to dramatic cliffs and coastline. Most of the area has been designated a Special Area of Conservation and a site of Special Scientific Interest. The historic Old Town with its bohemian atmosphere has local amenities, independent shops and boutiques, restaurants, the Jerwood Gallery, seafront and fishing harbour. Within one 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 Rye, with high speed connections to London St. Pancras and the Continent.

Belmont House is a detached Grade II listed Regency Italianate villa built circa 1835, designed by the renowned architect, Joseph Kay, in the romantic style of John Nash's Park Village, with the intention of developing a Regency estate of 12 villa houses around the natural amphitheatre formed by the Bourne Stream. The house has colour washed stucco elevations with corner pilasters and a central canted bay to the front with French windows and Venetian shutters all beneath a slate tiled hipped roof with wide bracketed eaves and a square tower with three arched windows. Attached to the rear of the house is a refurbished, self-contained mews cottage, presenting rendered elevations under a tiled roof, currently run as a successful holiday let.

Joseph Kay (1775-1847) was a neo-classical architect who, for the Earl of Chichester, Thomas Pelham, built his masterpiece, the elegant Pelham Crescent on Hastings seafront with the Church of St Mary-in-the-Castle in the centre. St Mary's was an ambitious,





innovative, Neo-Classical Temple design with a tetrastyle Ionic portico built as the centre piece of a crescent of Regency town houses and the backdrop to an arcade of shops and public rooms.

Belmont House

The property is approached via a panelled door with a fanlight above opening into an entrance hall with steps up to the reception hall and stairs down to the lower ground floor; where there is a boot room with fitted hanging cupboards, adjoining cloakroom with matchboard panelling, a wash basin and a close coupled WC, a hallway with a door to the garden, a home office/store and a utility room with plumbing for a washing machine, space for a tumble dryer; a Belfast sink and wall mounted gas boiler:

The reception hall has a music area to one section and a Regency cantilever staircase with carved and turned balusters and a mahogany handrail leading to the first floor galleried landing. The well-proportioned drawing room has a wide bay window with 3 sets of French windows leading out to the parterre garden, a fireplace with a ducks nest grate, tiled inner surround and decorative marble outer surround, a moulded ceiling cornice, exposed wood floor and a pair of panelled double doors opening into the dining room with fitted book shelving to one wall and French windows opening out to the garden. The kitchen/breakfast room has French windows leading out to the garden and is fitted with a range of bespoke painted units comprising cupboards with panelled doors and open display shelving beneath solid oak work surfaces with an inset sink, plumbing for a dishwasher and a 5 burner stainless steel range cooker with a hood.

On the first floor, the galleried landing has a tall arched window and a staircase leading to the second floor tower room. The sitting room/bedroom 4 has a wide bay window with a set of French windows opening onto a verandah and a fireplace with a marble surround and fitted gas stove. The double aspect master bedroom enjoys views over the garden towards the West Hill and a glazed door to the upper garden. The en-suite bath/shower room has a panelled bath, a tiled shower cubicle, a wash basin and a low level WC.





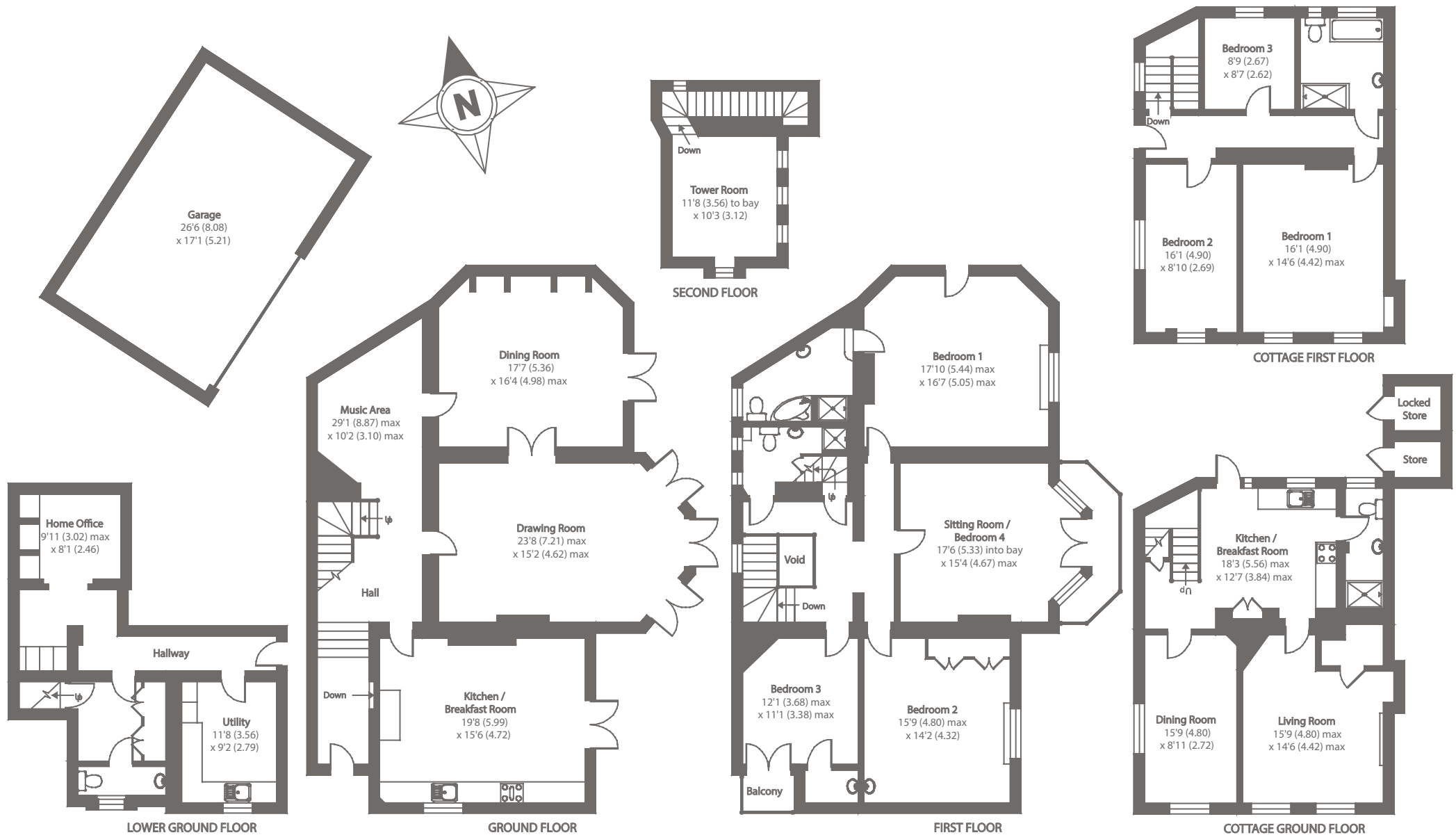
Bedroom 2 has a built in cupboard with a hand basin and French windows opening onto a small balcony. Bedroom 3 enjoys views to the front towards the West Hill and has a pair of fitted double wardrobe cupboards. The shower room has a tiled shower enclosure, a wash basin with a cupboard under and a low level WC.

On the second floor, the Tower room/ study has three arched panelled windows enjoying fine views. Gardens and grounds

The garden is enclosed by a coursed stone wall offering a high degree of seclusion and is arranged in three distinct areas. The formal parterre garden is approached from the ground floor reception rooms and kitchen and is arranged to form a symmetrical pattern with planting beds of ornamental grasses with alliums, connected and separated by gravel walkways, a large decked terrace, clipped hedging and a screen of pleached lime trees. A side entrance gate within the stone wall opens onto Barley Lane. The upper garden is approached from the master bedroom via a small terrace and a flight of steps to a wide area of lawn and a linear stone terrace sheltered within a high lime hedge from where there are far reaching views. A flight of steps leads down to a cobbled courtyard within a sandstone wall, with high double wooden gates opening to Belmont Road and a former coach house garage with a cobbled floor:

Belmont Cottage

The main entrance to the cottage is via the courtyard and a glazed door to the kitchen/breakfast room, which has a tiled floor, matchboard panelling to one wall, stairs to the first floor and is fitted with a custom built range of painted cupboards and drawers beneath woodblock work surfaces with a Belfast sink, a built in oven, an inset induction hob with a stainless steel hood above and plumbing for a washing machine and dishwasher. Adjacent is a Metro tiled shower room with a pedestal wash basin and a glass shower enclosure.



APPROX. GROSS INTERNAL FLOOR AREA 4738 SQ FT 440.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, STORES & GARAGE / INCLUDES COTTAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





Local Authority:

Hastings Borough Council 01424 451066.

Council Tax Bands:

Belmont House: G.The Cottage: C.

Directions

From Hastings, proceed along the sea front to Hastings Old Town, following the road around to the left into The Bourne. Turn right almost opposite the Stables Theatre into Harold Road and proceed for a short distance, passing The Old Rectory. Turn right into Belmont Road and Belmont House will be found immediately on the right hand side.

Tenure:

Freehold.

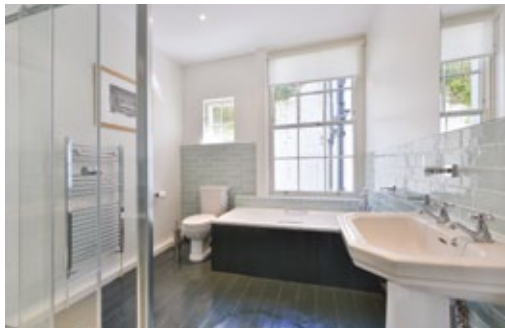
Viewing:

Strictly by appointment with Phillips and Stubbs



The double aspect dining room is located next to the kitchen and the sitting room has two arched windows, an attractive cast iron fireplace and exposed floorboards.

On the first floor, there are three bedrooms and a bath/shower room with a white suite comprising a panelled bath, a walk in power shower, a close coupled WC and a pedestal wash basin, together with a landing with a door and steps leading down to the courtyard.



Outside

To the rear of the cottage is a small courtyard with a dining recess and steps with an archway and a wrought iron gate leading to the enclosed cobbled courtyard providing off road parking. Services: All mains services. Gas central heating.

Important Notice

Phillips and Stubbs, their clients and any joint agents give notice that:

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

PHILLIPS & STUBBS



Rye Office

47-49 Cinque Ports Street, Rye East Sussex TN31 7AN • Tel: 01797 227338 • rye@phillipsandstubbs.co.uk

Mayfair Office

Cashel House, 15 Thayer Street, London W1U 3JT • Tel: 0870 112 7099 • mayfair@phillipsandstubbs.co.uk