

# INIGO



## *Wellington Terrace*

**SOUTH-EAST ENGLAND**

**£415,000 FREEHOLD**

Built in 1851, this wonderful Grade II-listed terraced house in Hastings has been fully restored throughout. Nestled among a row of pastel-coloured houses, the charming chalky green façade sets the tone for the playful interiors beyond. With two bedrooms and a lovely courtyard garden, the house unfolds across some 895 sq ft of bright, colourful living space. Located in the heart of the Old Town, the house is perfectly connected and within walking distance to Hastings's bustling high street and beaches.

### *Setting the Scene*

The house forms part of a terrace built in the mid-19th century. Constructed on an elevated sandstone platform, the houses are defined by their classical stuccoed façades, painted in various soft tones, and feature moulded corning and doorways with moulded architrave, canted bays and original sash windows. Listed in 1951 for its historical importance, the terrace (and nearby Portland Terrace) forms part of the larger Hastings Old Town conservation area. For more information, please see the History section below.

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### *The Grand Tour*

Entry to the house to an enveloping hallway painted in a vivid Pitch Blue by Farrow and Ball. To the left is a pretty reception room, where grey-painted floorboards complement soft pink walls. An open fireplace creates a focal point and has built-in bespoke shelving on either side. The room is flooded with light from the large canted bay, which has views of the former St Mary-in-the-Castle Girls School (1837-1926). Wonderfully bright ceramic light switches have been thoughtfully introduced, adding pops of colour throughout the house.

Adjacent to the reception room is a cosy dining room also finished in the Pitch Blue by Farrow and Ball. Here, a colourful dappled light filters through a stained glass fanlight, creating a magical atmosphere in the room. There is a useful storage cupboard and direct access to the courtyard garden.

Leading off the dining room is the marvellous kitchen. A melting pot of colour, the current owners have incorporated Naked Kitchen cabinetry topped with hardy quartz worksurfaces set against cream-speckled tiles terrazzo from Claybrook Studio. There is a built-in oven and an induction hob. A picture window, painted a bright sunshine yellow, sits above the sink, framing views of the courtyard garden.

Upstairs, the primary bedroom is at the front of the plan. The tranquil room is finished in a calming Pea Green by Little Greene, bordered by a pretty Blossom Pink. An original fireplace centres the room complementing the period 8×8 sash window. Floorboards have been sanded and finished in a hard-wearing lye wash, adding warmth.

Opposite the primary bedroom is a large bathroom; the space has been finished in white subway tiles painted in Purbeck Stone by Farrow and Ball, and also retains its original fireplace. Part dressing room, it has useful built-in storage and an area for a dressing table. A luxurious room, there is also a large roll-top bath, a walk-in shower, a vanity and a WC.

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The top floor of the house is home to the second bedroom, which is currently used as a guest room and studio workspace. The room is flooded with light from a dormer window, which has marvellous far-reaching views of the coast. Cast-iron radiators have been introduced throughout the house.

### *The Great Outdoors*

Externally, the house has a lovely outdoor courtyard, which is the perfect sun trap. Accessed from the dining room, the space is a potters paradise. There is room for a small coffee table and chairs.

### *Out and About*

Wellington Terrace is situated in the heart of Hastings Old Town. The Old Town is home to a thriving cultural, retail and gastronomic scene. Among the finest of the town's eateries and pubs are The Crown, The Albion and The Rock A Nore Kitchen, all of which specialise in locally sourced and seasonal cuisine, while Maggie's Fish and Chips is a local stalwart. On the High Street, Judges Bakery (founded 1826) and Penbuckles delicatessen are perfect community food shops, while the family-run Rock-a-Nore Fisheries, on the seafront, smokes local fish on-site.

The area is full of antique markets and independent retailers who tap into the antiquarian visual aesthetic. Some of the most respected are Made in Hastings, Hastings Antiques Warehouse, AG Hendy & Co, Warp and Weft and Ode Interiors. Art galleries are likewise abundant. The most significant is perhaps Hastings Contemporary (formerly the Jerwood Gallery) by HAT Projects, though there are others of note, including The Rebel Gallery, Lucy Bell Fine Art and The Memorial Gallery.

Hastings station benefits from direct train links to London (journey time to London Bridge is one hour and 20 minutes and to Charing Cross is one hour and 30 minutes).

Council Tax Band: B

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.