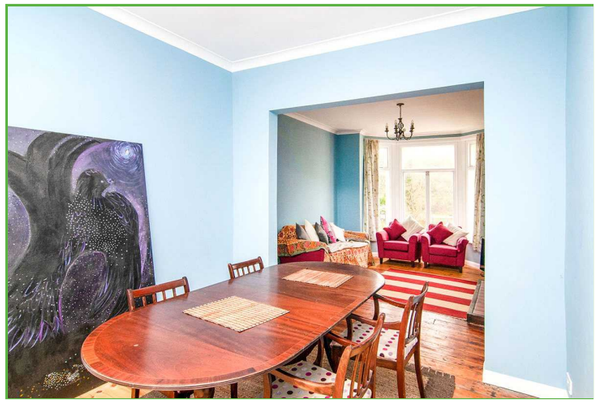
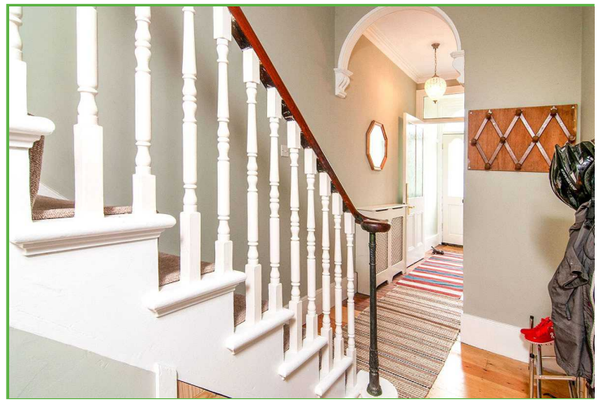
















St. Helens Road, Hastings, East Sussex, TN34

Asking Price: £420,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

St. Helens Road, Hastings, East Sussex, TN34

Asking Price: £420,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D
Local Authority: Hastings Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Situated in a fantastic position with south facing views over Alexandra park. This three storey Victorian terraced property also comes with the rare benefit in its locality of off street parking. Coming to the market with no onward chain and still retaining some original features. This residence has well proportioned accommodation throughout comprising four double bedrooms, two reception rooms, family bathroom and a Kitchen with side extension into a breakfast room/dining area. Externally there is also a terraced garden for private enjoyment. Please contact the vendors agents for more information and to arrange a viewing.

GROUND FLOOR

Porch
Wooden floor boards. Glazed wooden door leading to hall.

Hall
Wooden floor boards. Double radiator. Doors to all ground floor rooms. Carpeted stairs to first floor landing. Under stairs storage cupboard.

Lounge
20'7" x 12'10" (6.27m x 3.9m)
Wooden floor boards. Feature fireplace with tiled hearth and a wooden surround with mantle shelf over. Single radiator. Wooden glazed bay window to front aspect. Opening into Diner.

Diner
15'3" x 16'7" (4.65m x 5.05m)
Wooden floor boards. Single radiator. UPV high level window to rear aspect.

Kitchen
19'4" x 14'3" (5.9m x 4.34m)
Tiled flooring. Part tiled walls. Two woodenglazed windows to rear aspect. The kitchen comprises a range of wall and base units with a solid wooden work surface over and a stainless steel sink and drainer inset. Spaces for gas oven, washing machine and dish washer. Opening into breakfast room. Spot lighting to ceiling.

Breakfast room
15'10" x 13' (4.83m x 3.96m)
Wood laminate laminated. Double radiator. Wooden glazed window and door to rear aspect. Space for large American style fridge/freezer. Spot lighting to ceiling.

FIRST FLOOR

first floor landing
Carpeted flooring. Doors to all first floor rooms. Carpeted stairs leading to second floor landing.

Bedroom 1
17'7" x 19'2" (5.36m x 5.84m)
Carpeted flooring. Double radiator. Range of wooden glazed windows to front aspect.

Bedroom 2
14' x 15'3" (4.27m x 4.65m)
Carpeted flooring. Double radiator. Sash window to rear aspect.

Bathroom
13'10" x 15'1" (4.22m x 4.6m)
Vinyl flooring. Built in airing cupboard housing hot water tank and gas fired boiler. Double radiator. Pedestal wash hand basin and panel enclosed bath with a wall mounted shower attachment fitted over. Part tiled walls. Opaque glazed sash window to rear aspect.

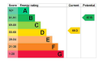
w/c
Vinyl flooring. Wooden glazed window to side aspect. Low level flush water closet.

SECOND FLOOR

Second floor landing
Carpeted flooring. Sash window to front aspect. Doors to bedrooms 3 and 4. Loft hatch to ceiling.

Bedroom 3
17'3" x 19'2" (5.26m x 5.84m)
Carpeted flooring. Double radiator. Glazed window to front aspect overlooking Alexandra park.

Bedroom 4
15'10" x 15'9" (4.83m x 4.8m)
Carpeted flooring. Double radiator. Sash window to rear aspect overlooking terraced gardens.


For full EPC please contact the branch.

OUTSIDE

Off road parking
A rare addition to properties in this location. off road parking for one vehicle located at the front of the property.

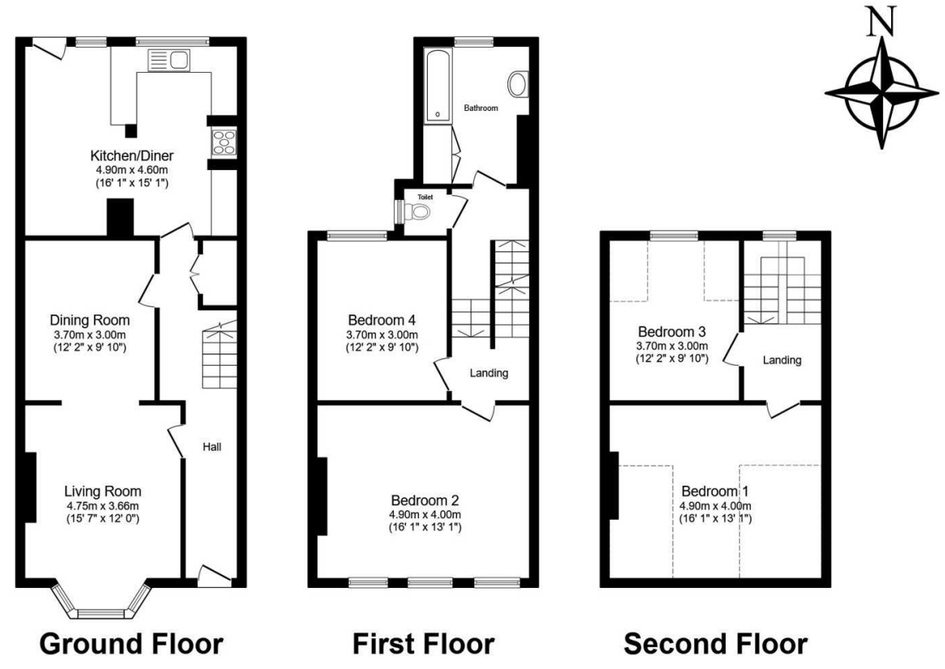
Garden
A terraced garden rising up from the property with areas of patio and lawn.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 149.3 m² (1,607 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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