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*Spa Grange, 77, St. Helens Road,
Hastings, Sussex, TN34 2LH*

£685,000

A sympathetically updated Edwardian detached home, 'Spa Grange' enjoys beautiful park views from all the windows at the front of the house and off a south facing balcony. This property has 3 outside spaces. In addition to the balcony there is a lawned garden and beautifully arranged courtyard, ideal for evening entertaining!

SITUATED: The property is conveniently located on the A21 with direct access out of town towards London. Hastings Town Centre with Priory Meadow shopping centre, supermarket and mainline train station are all within easy reach. Notably, the property overlooks the prestigious Alexandra Park with long walks around the fishing lakes, play areas and café. Blacklands Woods is also within a short walk.

PROPERTY: Set back from the road through iron gates with a wide pathway and steps leading up to this imposing red brick detached Edwardian house, enjoying ample front rockery style garden, 64' enclosed garden and rear courtyard. The property is arranged over two floors and the main reception room and master bedroom has double aspect lookouts to the south and east allowing light to flood in all day. The current owner has completely refurbished this house and given it a modern contemporary look, whilst preserving its original features.

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Entrance Porch

Wood door with frosted glass, rush mat, hardwood flooring, picture rail, dado rail. ENTRANCE HALL: Hardwood flooring, picture rail, dado rail, two radiators, brushed steel sockets, ceiling and wall lights, understairs storage.

Lounge

187 x 169 (5.66m x 5.11m)

East and south aspect sash bay windows overlooking Alexandra Park, hardwood flooring, original skirting boards, ceiling rose, ceiling light, two radiators, fireplace with Scandinavian wood burner, brushed steel sockets, Sky connection.

Study/Dining Room/Guest Bedroom

15'x15' (4.57mx4.57m)

Sash bay window to side elevation, fitted carpet, picture rail, original skirting boards, beading to ceiling, brushed steel sockets, ceiling light, radiator.

Kitchen/Dining Room

32' x 16'6 (9.75m x 5.03m)

Sash bay window to front elevation, park views, hardwood flooring, pendant light over dining table area, newly fitted kitchen by award designer Dan Stronge at Jones Britain, ample storage created by work island with Corian worktops, feature curved glass breakfast bar, soft close Gloss Bronze effect floor to ceiling cupboards and Gloss Pergamon island cupboards, Neff halogen 5-ring hob, Siemens built-in twin ovens and warming plate, Siemens integrated fridge/freezer, Bosch dishwasher, Neff washing machine, cupboard housing Baxi Solo boiler, cupboard housing fuse box, LED spotlights, brushed steel sockets, two sash windows to rear elevation, Original fireplace in the dining room which has been closed but could be reinstated, glass panelled door to:

Rear Courtyard

Granite floor tiles, raised flower bed, Canadian red cedar wood cladding to two walls, iron gate allowing side access, wall lights.

Cloakroom

Hardwood flooring, low level W.C., wash hand basin with vanity unit under, chrome radiator, glass mirror with LED lights, dome ceiling light.

Garage

20'x9' (6.10mx2.74m)

Internal door, power, water supply and lights, fitted work bench and draws, wooden doors to; OFF ROAD PARKING: for 2 cars.

First Floor

Stairs rise from the entrance hall to the first floor landing. Carpet, imposing stained glass window on half landing, picture rail, dado rail, 3 ceiling lights.

Master Bedroom

17'3 x 16'8 (5.26m x 5.08m)

Double aspect bay sash window to west and south with views to park, original skirting boards, picture rail, ceiling rose. Original fireplace behind wardrobe which has been closed but could be reinstated, EN-SUITE BATH/SHOWER ROOM: 9'8 x 9'8 (2.95m x 2.95m) tiled throughout, double glazed window to front, feature curved bath placed opposite glass door allowing views to park, ambiance bain vanity unit with drawers under, mirrored cabinet, with LED lights, separate shower cubicle with Quadrant shower with chrome thermostatic shower mixer from mains, W.C, chrome heated towel rail, extractor fan, halogen spotlights, double glazed door to; BALCONY: ample space for table and chairs overlooking Alexandra Park, iron railing around.

Bedroom 2

16'9 x 12'4 (5.11m x 3.76m)

Sash bay to side, carpet, picture rail, original skirting boards, radiator, ceiling rose and light.

Bedroom 3

14'10 x 13'10 (4.52m x 4.22m)

sash bay window to front, carpet, picture rail, original skirting boards, built-in airing cupboard, 2 ceiling lights, radiator.

Bedroom 4

10'6 x 8'6 (3.20m x 2.59m)

sash window to rear, carpet, picture rail, original skirting boards, radiator, ceiling light.

Cloakroom

Frosted double glazed window to front, hardwood flooring, low level W.C., wash hand basin, mirror with LED lights, ceiling light.

Bathroom

Tiled throughout, frosted sash window to rear, white suite including bath, low level W.C., wash hand basin with drawers under, glass cabinet with LED lights, separate shower cubicle with shower from mains, flat panel chrome radiator, spotlights.

Gardens

REAR ENTRANCE: glass panelled door with fixed windows to either side, half etched, giving access to; GARDEN: stepping stones to newly turfed 64' South East facing enclosed secure garden with large patio area, wooden gate to parking area.



