



St Helens Road, HASTINGS, TN34 2NE

welcome to St Helens Road

An exciting opportunity has arisen to acquire this Substantial Detached Family home conveniently situated in a much sought after residential area, being close to local amenities to include shopping facilities, regular bus services, schooling for most age groups and providing easy access to the A21. Spacious and versatile accommodation over two storeys offers a sitting room, dining room, living room, fitted kitchen/ diner, utility room, downstairs bathroom with sauna and a separate wc. The first floor provides access to five double bedrooms, en suite and a family bathroom. Additionally on the first floor is a guest room with en suite having private stair access from the kitchen/diner. Externally the property provides ample off road parking, link-detached garages and a private rear garden having an enclosed swimming pool.

Internal viewing is a must to fully appreciate the size and merits this property offers.



Access Via

Private front door into

Entrance Hall

With radiator and storage cupboard housing wall mounted gas boiler.

Cloakroom

Fitted with a low level wc, pedestal wash hand basin and a frosted double glazed window to the side aspect.

Sitting Room

29' 11" max x 17' 11" max (9.12m max x 5.46m max)
Feature fireplace, recess spotlights, bar area and three wall mounted centrally heated radiators and a double glazed window to the front aspect. Double glazed sliding patio doors to the rear providing access to the rear garden. Further door into

Dining Room

24' 2" max x 17' 11" max (7.37m max x 5.46m max)
Two wall mounted centrally heated radiator and double glazed window to the rear aspect. Further door into

Living Room

19' 3" max x 19' 3" max (5.87m max x 5.87m max)
Bar area, two wall mounted centrally heated radiators and double glazed patio doors to the rear providing access to the rear garden.

Kitchen/ Diner

24' 10" max x 15' 10" max (7.57m max x 4.83m max)
Fitted with a matching range of wall and base level storage units with drawers beneath work surfaces. Inset one ½ bowl sink and drainer unit with mixer tap, island having built in double electric oven with five ring gas hob and cooker hood over. Storage cupboard housing hot water tank, freestanding water feature, integrated dishwasher and space for fridge freezer. Tiled flooring, wall mounted electric fire and a double glazed window to the rear aspect.

Utility Room

18' 5" max x 18' 2" max (5.61m max x 5.54m max)
Plumbing and space for washing machine and dishwasher, storage cupboard and a double glazed window to the front aspect. Further double glazed patio door to the side aspect.

Downstairs Bathroom

Having a Jacuzzi bath with jet sprays, tiled flooring, triple wall mounted radiators and a frosted double glazed window to the front aspect. Door into

Separate Wc

With a low level wc, vanity unit with inset wash hand basin, heated towel rail and a double glazed window to the front aspect.

Shower Room

Having a freestanding fully enclosed shower unit with jet sprays and door into Sauna.

From Entrance Hall, stairs rise to the First Floor Landing having radiator, storage cupboard, loft access and a double glazed window to the front aspect. Door into

Bedroom One

17' 11" x 12' 10" (5.46m x 3.91m)
Wall mounted centrally heated radiator and a double glazed window to the rear aspect. Door into

En Suite

Fitted and comprising a panel bath with mixer tap, shower cubicle, vanity unit with inset was hand basin and a low level wc. Wall mounted heated towel rail, frosted double glazed window to the side aspect

Bedroom Two

17' 11" max x 10' 10" max (5.46m max x 3.30m max)
Fitted wardrobes, wall mounted centrally heated radiator and a double glazed window to the front aspect.

Bedroom Three

13' 9" x 10' 5" (4.19m x 3.17m)
Built in wardrobes, wall mounted centrally heated radiator and a double glazed window to the rear aspect.

Bedroom Four

16' 2" max x 14' 2" max (4.93m max x 4.32m max)
Wall mounted centrally heated radiator, eaves storage and dual aspect double glazed windows to the front and side.

Bedroom Five

13' 10" max x 12' 7" max (4.22m max x 3.84m max)
Fitted wardrobes, wall mounted centrally heated radiator and a double glazed window to the rear aspect.

Family Bathroom

Fitted with a matching suite comprising a corner bath with mixer taps, pedestal wash hand basin, bidet and a low level wc. Wall mounted radiator and a frosted double glazed window to the rear aspect.

From Kitchen/ Diner, stairs rise to the First Floor with door into

Guest Room

11' 8" x 11' 5" (3.56m x 3.48m)
Fitted wardrobes, wall mounted centrally heated radiator and a double glazed window to the rear aspect. Door into

En Suite

Tiled shower enclosure with electric shower unit, low level wc and a wash hand basin. Tiled flooring, wall mounted centrally heated radiator and a double glazed window to the front aspect.

Outside

To the front of the property there is off road parking available for several vehicles, leading to link-detached garages with up and over doors. One of the garage's is currently used as a gym having double glazed patio door to the rear and a double glazed window to the side aspect. To the rear of the property is a landscaped garden predominantly laid to lawn with flower beds and patio area. Enclosed swimming pool and outhouse having filter system.



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- Substantial Detached Family Home
- Spacious & Versatile Accommodation
- Three Reception Rooms
- Five Double Bedrooms Including One En Suite
- Further Guest Room with En Suite
- Two Family Bathrooms, Sauna & Separate WC
- Private Rear Garden with Swimming Pool
- Ample Off Road Parking and Link-Detached Garages

Tenure: Freehold EPC Rating: D

£850,000



£1000 Buyer Incentive*
available on this property
-> ask for a factsheet
*subject to terms and conditions



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