



**St. Helens Park Road  
Hastings, TN34 2JW**

**£875,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

## St. Helens Park Road, Hastings, TN34 2JW

Tucked away down a private drive you will find this fabulous six bedroom detached family home in St.Helen's Park Road.

Are you looking to upsize? This home offers plenty of space for the whole family, from six double rooms, a huge 21ft. double aspect living space, with working log burner and double doors out on to the garden, offering plenty of light. Keen on your cooking? This 26ft. open-planned dining and brand new kitchen is a chef's dream, with integrated appliances, induction hob and luxury quartz countertops. There is also a separate utility space which stores a washing machine and a tumble dryer plus access to the garage. On this level you will also find a downstairs W/C and study/bedroom space.

Upstairs you will find five double bedrooms, the primary two offering access to modern en-suites and the main family bathroom. There is a generous hallway and landing area with large windows making the home bright all year round.

Outside is the large private west-facing garden, with plenty of space, perfect for hosting garden parties or for kids trampolines etc. The front of the home is a real show stopper, with its mock Tudor design making it really stand out on the street , there is also parking for multiple cars and a double garage.

If you would like to visit this simply stunning home, book your viewing today with local agent Wyatt Hughes

- Gorgeous Detached Home
- Stylish Mock Tudor Design
- Double Garage
- Spacious 2,450 Sq.Ft Family Home
- Large West Facing Garden
- Six Bedrooms
- Council I Tax G
- Private And Popular Area
- EPC D
- Modern And Stylish Throughout





GROSS INTERNAL AREA  
 TOTAL: 227 m<sup>2</sup>/2,438 sq.ft  
 FLOOR 1: 108 m<sup>2</sup>/1,160 sq.ft; FLOOR 2: 119 m<sup>2</sup>/1,278 sq.ft  
 EXCLUDED AREAS: GARAGE: 33 m<sup>2</sup>/358 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B				(81-91) A	
(69-80) C				(69-80) B	
(55-68) D				(55-68) C	
(39-54) E				(39-54) D	
(21-38) F				(21-38) E	
(1-20) G				(1-20) F	
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
			63		72

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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