



**St. Helens Park Road
Hastings, TN34 2JW
£795,000 Freehold**

**Wyatt
Hughes**
Residential Sales

St. Helens Park Road, Hastings, TN34 2JW

Are you somebody who appreciates privacy? On a quiet unadopted road and being detached, this house allows for a private lifestyle, whilst also being within walking distance to the main Hastings' hub. Listen to the birds in the tranquil back garden and peer out onto the surrounding greenery from every room in the house.

Looking to downsize or upsize? This home will suite a range of buyers' needs. The flexible floorplan has three double bedrooms upstairs (the primary one with an en-suite) and the main family bathroom. There is a fourth bedroom on the ground floor and a potential fifth, both with access to a downstairs W/C shower room. The living room offers plenty of space for furnishings and for the new owners to create their own style. One of the main features of this room is the large sliding door that provides plenty of light and offers access to the private terrace, where to enjoy coffee in the morning or a glass of wine in the evening.

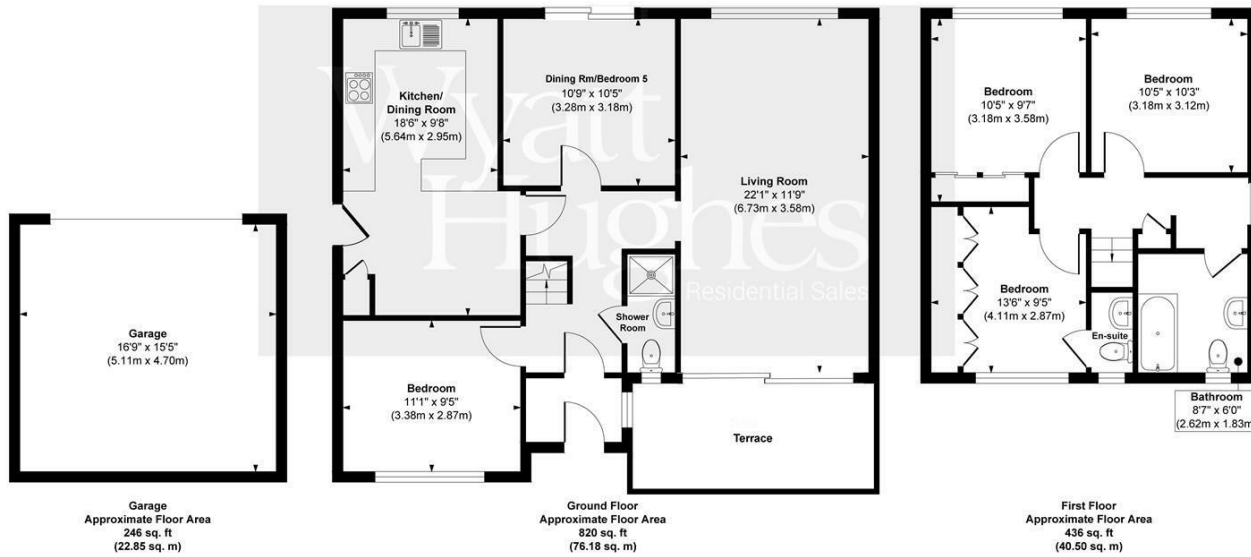
Is cooking important to you? The retro inspired kitchen provides all necessary elements to show off your cooking skills: two built in single ovens, microwave, and a large stylish induction hob, and room for free-standing fridge freezer and dishwasher. There is ample space for a dining table, ideal for gatherings and entertaining.

Green fingered? The tiered garden is perfect for creating a peaceful environment to relax and unwind in, with mature shrubs and trees allowing you not to feel overlooked and providing a further sense of privacy. The patio area is great for entertaining with room for dining tables and has side access.

Need space for multiple cars? The double garage is large enough to drive in and park your car, with remote control garage door and possibility to install an electric car charger. It also has a laundry area for free-standing washing machine and tumble dryer. Access to drainage and pipe works gives potential for a studio space instead. The driveway provides parking space for multiple vehicles.

- EPC C
- COUNCIL TAX E
- PRIVATE FRONT TERRACE
- TWO RECEPTION ROOMS
- QUIET AND PRIVATE NEIGHBOURHOOD
- STYLISH DETACHED HOME
- DOUBLE GARAGE WITH AUTOMATED DOORS
- FOUR/FIVE BEDROOMS
- SOUGHTAFTER UN-ADOPTED ROAD
- TIERED SUN-TRAP GARDEN

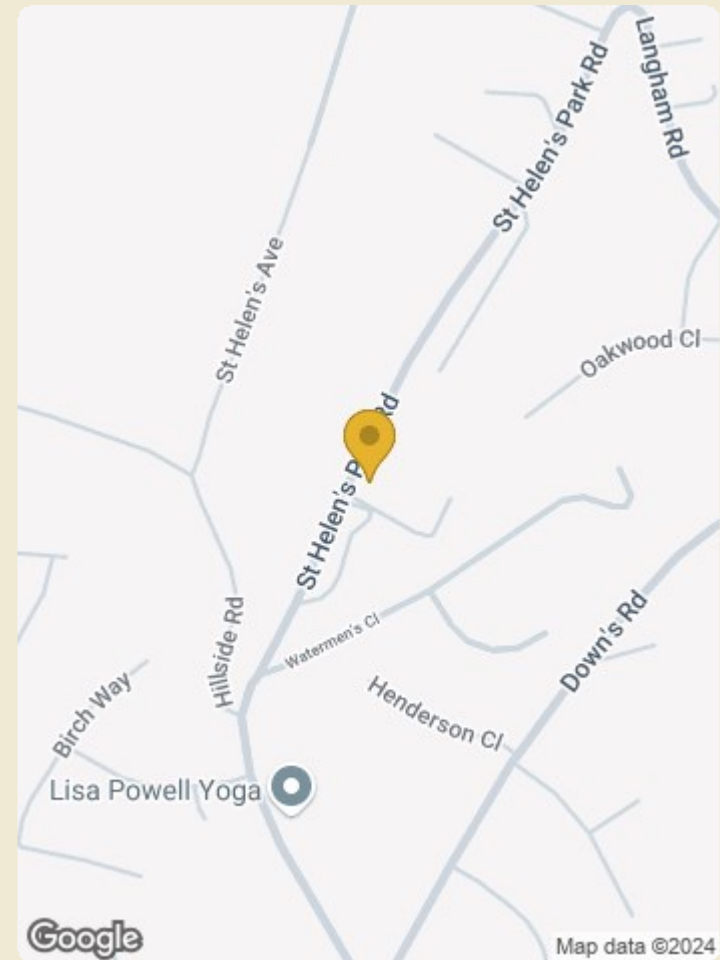




Approx. Gross Internal Floor Area 1748 sq. ft / 162.38 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	85	England & Wales
		69	EU Directive 2002/91/EC

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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