



**St. Helens Avenue  
Hastings, TN34 2JT  
£650,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

## St. Helens Avenue, Hastings, TN34 2JT

Welcome to Val Gardena, set on a extensive plot this property presents a perfect opportunity to create a unique home.

Are you looking for extra space? Set in the charming leafy location on St.Helens Avenue, this is a great opportunity for someone to purchase a property with huge potential to renovate and extend if desired subject to any required planning consents or building regulation approval.

The current accommodation is arranged as a three bedroom home with what would have been the fourth bedroom-having been knocked into an open plan reception hall ,a good sized triple aspect living space with views over the gardens and grounds and extending over to St Helens Woods.

The kitchen-diner offers room for storage and built-in appliances , spacious conservatory, which is ideal for sitting in the sunshine, two ground floor double bedrooms, one of which having a modern en-suite wet room, ground floor bathroom with separate w/c in addition to a further double bedroom upstairs, with great views over the garden, landing with lots of storage space and a shower room.

Need a space to keep your car? The property has a large detached garage, which is ideal for storage or to tinker on your vehicles.

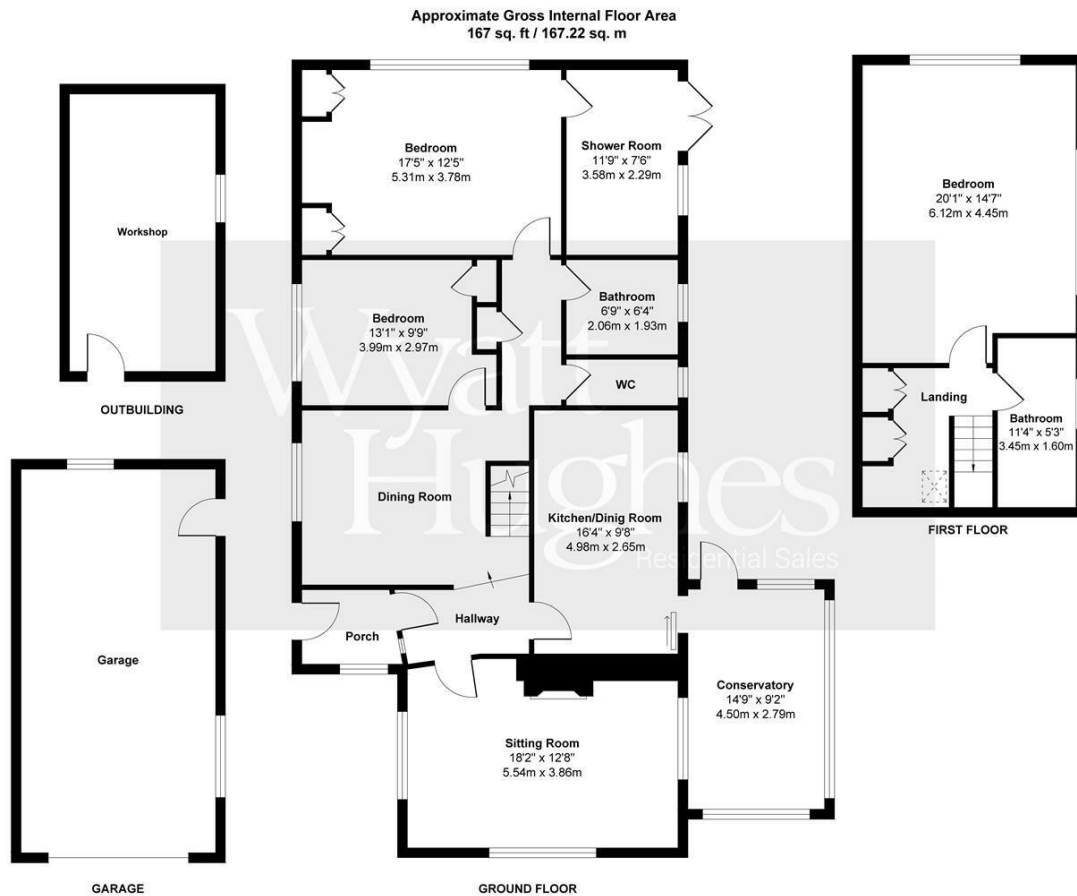
Have more than one car? The large driveway offers space for multiple vehicles , great for when family/friends comes to visit.

Work from home? Need a studio space? There is also the benefit of a detached workshop, which has electric and power.

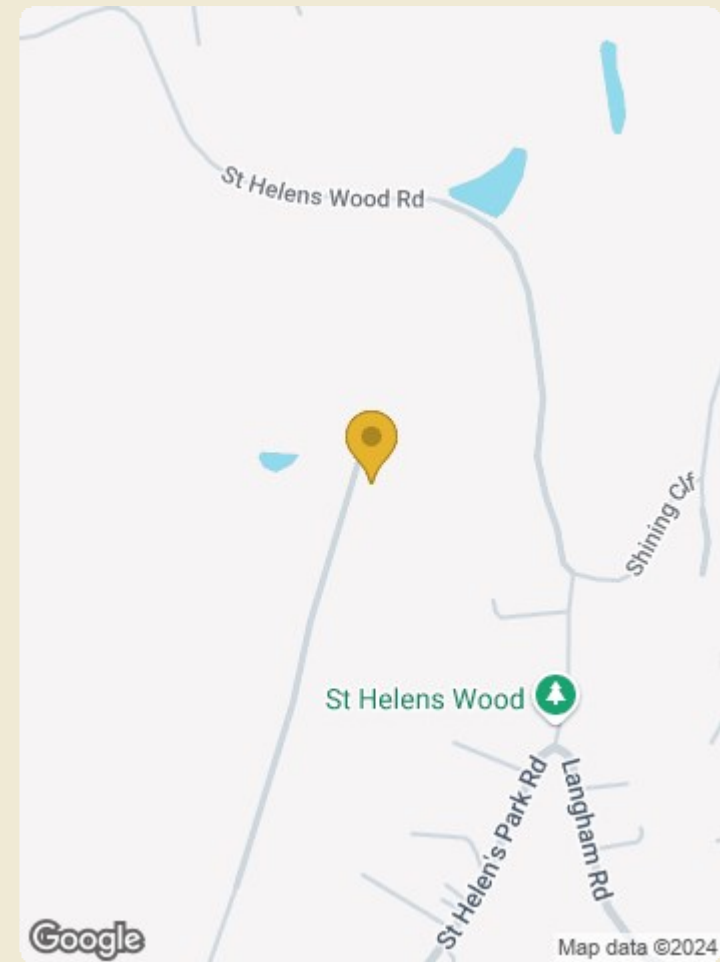
To appreciate all this home has to offer and to imagine what could be, book your viewing today with local agent Wyatt Hughes.

- EPC C
- CHAIN FREE
- DETACHED GARAGE
- THREE/FOUR BEDROOMS
- CONSERVATORY
- COUNCIL TAX E
- 0.32 ACRE PLOT(UNVERIFIED)
- DETACHED WORKSHOP
- WRAP AROUND GARDENS
- DETACHED CHALET BUNGALOW





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>England &amp; Wales</b>
		<b>70</b>	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.

