

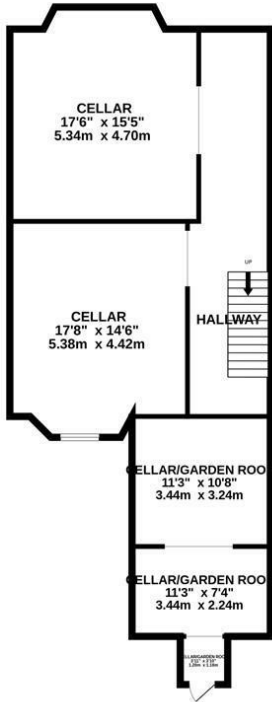
## St. Helens Crescent, Hastings TN34 2EN

Offers in excess of £600,000

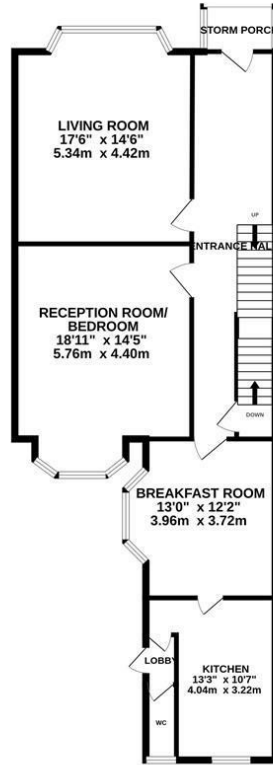


An impressive semi detached Victorian house with a WEALTH OF ORIGINAL FEATURES situated in a sought after Blacklands setting within walking distance to Alexandra Park. Located within easy reach of primary and secondary schools, good transport links and within walking distance to Hastings Town centre this fantastic property is ENVIABLY POSITIONED FOR FAMILY LIFE. The accommodation enjoys a versatile layout and OFFERS HUGE SCOPE FOR POTENTIAL, you enter in to a large entrance hall on the ground floor where there is a stained glass door and windows, the living room enjoys a large bay window and a feature fireplace and there is a CHARMING BREAKFAST ROOM which leads through to the kitchen at the rear of the property. There is also an additional reception room which measures 18'11 x 14'5 which could be used as a fourth bedroom on the ground floor. The first floor houses three large double bedrooms along with a shower room and a separate w/c. The principal bedroom also benefits from an EN-SUITE SHOWER ROOM. On the lower floor of the house there is a VAST CELLAR which at present provides a useful storage space but could be converted to additional accommodation subject to necessary consents. The rear garden is a particular feature here, it enjoys a large patio with stairs leading down to a GENEROUS EXPANSE OF LAWN. Being sold with NO ONWARD CHAIN this attractive property is not to be missed.

LOWER GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



GROUND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



FIRST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA: 2895 sq.ft. (269.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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