



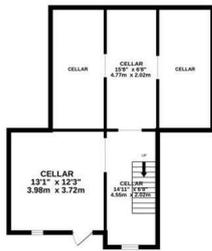
St. Helens Park Road, Hastings TN34 2DN

Offers in excess of £850,000

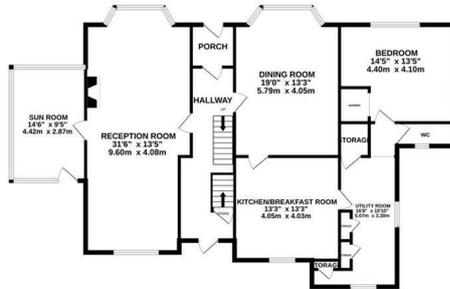


A handsome six bedroom DETACHED VICTORIAN VILLA with off road parking situated in a FAVOURED BLACKLANDS LOCATION within easy walking distance to Alexandra Park, St. Helens Woods, local schools and good bus routes. Hastings mainline railway station is also close by with its connections to London. Spanning two spacious storeys, the accommodation here enjoys a WEALTH OF CHARACTER FEATURES including high ceilings, cornicing and ORIGINAL FIREPLACES. The ground floor is arranged as a bright, DUAL ASPECT LIVING SPACE which measures an impressive 31'6 x 13'5 and leads through to the SUN ROOM while the DINING ROOM is separate and enjoys a BAY FRONTED ASPECT. The fitted kitchen is positioned at the rear of the property offering ample storage space and a sociable breakfast bar which gives access to the additional UTILITY ROOM. There is one bedroom on this floor along with a shower and separate W/C which could offer the perfect space for dual accommodation. The first floor houses FIVE DOUBLE BEDROOMS with the principle bedroom benefitting from BUILT-IN WARDROBES and an EN-SUITE SHOWER ROOM

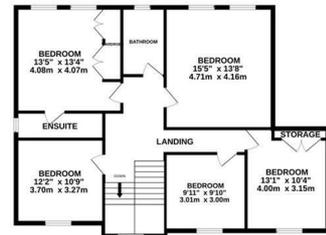
BASEMENT
580 sq.ft. (53.5 sq.m.) approx.



GROUND FLOOR
1467 sq.ft. (136.1 sq.m.) approx.



1ST FLOOR
1010 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 3058 sq.ft. (284.1 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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