



OAKFIELD



St Helen Road, Hastings, TN34 2EA

Offers In Excess Of £350,000



## St Helen Road, Hastings, TN34 2EA

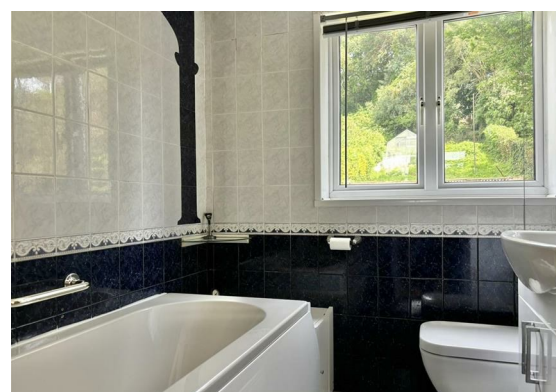
If you have you been looking for a family home over looking Alexandra Park with a separate and generous sized garage/workshop, then this property could be the one for you.

The house is conveniently located for access to near by primary schools and a short bus journey to St. Leonards Academy for secondary school aged children, which makes this a convenient base for any family. Hastings station and the town centre is a pleasant stroll away through the picturesque Alexandra Park, which is just opposite.

The house is perched in an elevated position, which makes the most of the Parkside views and give a sense of extra privacy. From the bright and airy entrance hall, there is the kitchen with ample storage and the lounge/diner with an open fire, which creates a warm and welcoming ambiance as well as a conservatory to the rear. Upstairs there are 3 bedrooms, the main with stunning views across the park from the bay window and a family bathroom.

Outside there is an enclosed lean to, which is a useful storage area and side access from the rear garden, as well as separate toilet. To the rear of the property there is a tiered garden with various levels of lawn and a patio area. There is a pleasant seating area to the front overlooking the park and steps which lead down the garage, which has power and light. The property also feature solar panels, which provide electricity to the property. It has also been recently rewired throughout.





- Dining Room**  
22'10" x 11'4" (6.96 x 3.47)
- Kitchen**  
9'6" x 5'8" (2.92 x 1.73)
- Conservatory**  
9'6" x 7'7" (2.92 x 2.32)
- Main Bedroom**  
13'5" x 10'4" (4.09 x 3.15)
- Bedroom Two**  
11'6" x 11'1" (3.51 x 3.38)
- Bedroom Three**  
7'1" x 5'7" (2.16 x 1.72)
- Bathroom**  
6'7" x 5'7" (2.03 x 1.72)
- Garage**  
20'2" x 15'11" (6.17 x 4.87)
- Council Tax Band-C-£2167 Per Annum**

## Floor Plan

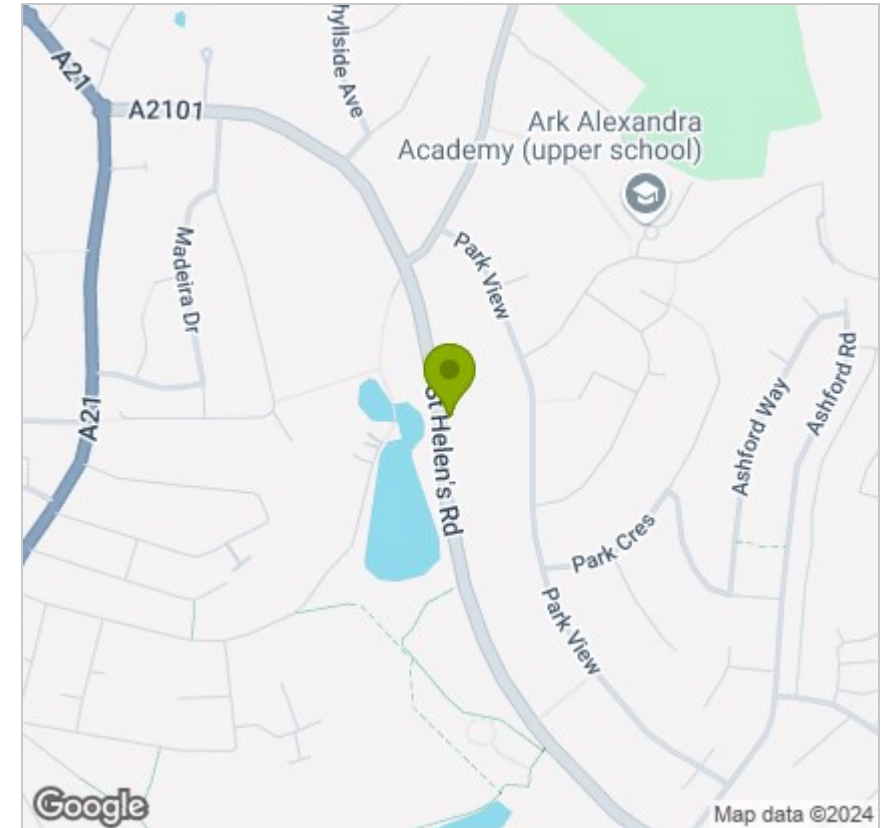


## Viewing

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

