



## Timbers, 109 St. Helens Down, Hastings, TN34 2AR

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED CHALET STYLE HOUSE SITUATED ON A CORNER PLOT IN THIS FAVOURED AREA OF HASTINGS CLOSE TO LOCAL AMENITIES, SCHOOLS, THE CONQUEST HOSPITAL AS WELL AS ACCESS ONTO THE A21 CONNECTING TO TUNBRIDGE WELLS AND LONDON.

The property is immaculately presented throughout with versatile accommodation arranged over two floors to include a spacious reception hall and a 16'0 x 12'11 living room with sliding patio doors leading to and overlooking the rear gardens. There is also a re-fitted kitchen/breakfast room with built-in appliances, a separate utility room, a downstairs contemporary bathroom/w.c. and a separate shower room/w.c. with walk-in double shower cubicle. There are two double bedrooms to the ground floor (bedroom two currently being used as a dining room) and from the first floor galleried landing there is a 11'3 x 9'2 third bedroom and a bedroom four/dressing room which has bespoke fitted wardrobes.

Outside, the block paved driveway provides off road parking for multiple cars and leads to the garage which has an up 'n' over door, power & light and a personal door to the rear. The attractive 55ft rear gardens have a full width patio across the rear elevation and are mainly laid to lawn with flower and shrub beds providing seclusion. In addition, there is a summerhouse, a greenhouse and a 12'0 x 5'0 workshop/store to the side. Further benefits include gas fired central heating, upvc double glazing and there is planning permission (HS/FA/20/00903) for a single storey rear extension. This is a stunning home, in a favoured location and viewing is strictly by appointment with Sole Agent Charles & Co.

Price £479,950

# Timbers, 109 St. Helens Down, Hastings, TN34 2AR



- Beautiful Detached Chalet Style House
- Spacious Reception Hall
- Separate Utility Room
- Lovely Patio & Lawned Gardens
- Four Bedrooms (Two on each Floor)
- 16'0 x 12'11 Living Room with Patio Doors
- Two Modern Bathrooms
- Sought After St Helens Down
- Re-fitted Kitchen/Breakfast Room
- Block Paved Driveway & Garage

## Reception Hallway

## Living Room

16'0 x 12'11 (4.88m x 3.94m)

## Kitchen/Breakfast Room

12'1 x 8'9 (3.68m x 2.67m)

## Utility Room

7'8 x 5'7 (2.34m x 1.70m)

## Downstairs Bathroom/W.C

8'0 x 5'10 max (2.44m x 1.78m max)

## Bedroom One

14'0 x 11'3 max (4.27m x 3.43m max)

## Bedroom Two/Dining Room

12'10 x 8'9 (3.91m x 2.67m)

## Shower Room/W.C

8'8 x 5'5 (2.64m x 1.65m)

## First Floor Galleried Landing

10'8 x 5'0 plus stair recess (3.25m x 1.52m plus stair recess)

## Bedroom Three

11'3 x 9'2 (3.43m x 2.79m)

## Bedroom Four/Dressing Room

9'4 into wardrobe recess x 6'10 plus recess (2.84m into wardrobe recess x 2.08m plus recess)

## Outside

## Front Garden

## Driveway

## Garage

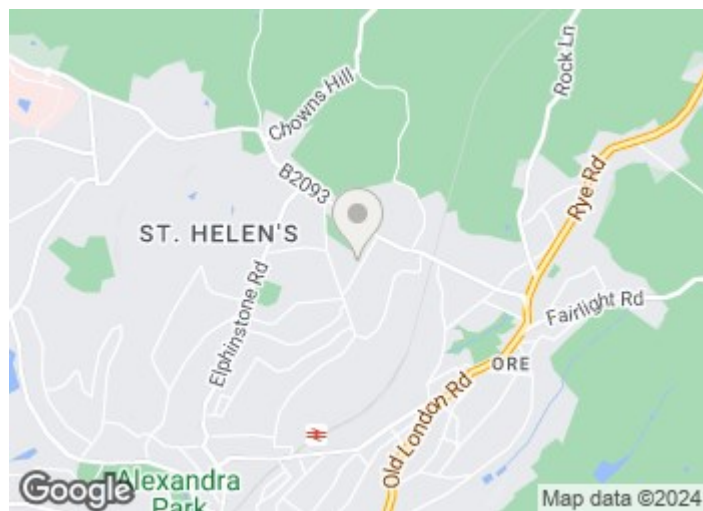
15'8 x 8'7 (4.78m x 2.62m)

## Garden Store

12'0 x 5'0 (3.66m x 1.52m)

## Rear Garden

55'0 (16.76m)





# Floor Plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		76
	(55-68) <b>D</b>	54	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	