



39 St. Helens Crescent, Hastings, TN34 2EN

AN EXCEPTIONAL FOUR BEDROOM, THREE RECEPTION ROOM SEMI-DETACHED VICTORIAN HOUSE SITUATED IN THE FAVOURED ST. HELENS AREA OF HASTINGS CLOSE TO ALEXANDRA PARK, THE TOWN, MAINLINE TRAIN STATIONS IN HASTINGS & ORE AS WELL AS LOCAL SCHOOLS AND BUS ROUTES. AN IDEAL FAMILY HOME OR FOR THOSE WORKING FROM HOME AND WANTING TO BE CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS.

The property has been beautifully restored by the current owners and provides deceptive & versatile accommodation arranged over three floors to include a bay fronted living room, a separate dining room (both with feature fireplaces), an impressive 24'11 x 11'11 dual aspect Kitchen/Breakfast Room and a separate w.c.

From the first floor galleried landing there are three double bedrooms and a single bedroom as well as a contemporary shower room/w.c. with walk in double shower cubicle. At Garden Level there is a sound proofed Studio, an office/family room, a cellar, boiler room and store room.

Outside, the block paved driveway provides off road parking for two vehicles and the rear gardens are a particular feature, being laid to patio and lawn and including a woodland area, a great place to relax and enjoy nature. Further benefits include gas fired central heating, double glazing, exposed wooden flooring and viewing is considered essential to appreciate this beautiful family home in such a tucked away cul-de-sac position. Viewing is strictly by appointment with Sole agents, Charles & Co.

Offers in excess of £700,000

39 St. Helens Crescent, Hastings, TN34 2EN



- Impressive Semi-Detached Victorian House
- Immaculately Presented Throughout
- Cellar, Studio & Office/Family Room
- Early viewing Considered Essential
- Four Bedrooms & Three Reception Rooms
- Character Features, Stained Glass & Fireplaces
- Rear Gardens Including Woodland
- Close to Alexandra Park & Train Station
- 24'11 x 11'11 Kitchen/Breakfast Room
- Driveway for Two Vehicles

Covered Entrance Vestible

Entrance Lobby

Reception Hallway

24'0 x 6'4 (7.32m x 1.93m)

Living Room

16'6 into bay x 15'0 (5.03m into bay x 4.57m)

Dining Room

14'7 x 13'10 plus bay (4.45m x 4.22m plus bay)

Kitchen/Breakfast Room

24'11 x 11'11 max (7.59m x 3.63m max)

Downstairs Cloakroom/W.C.

First Floor Galleried Landing

26'4 x 6'7 (8.03m x 2.01m)

Bedroom One

16'7 into bay x 14'7 (5.05m into bay x 4.45m)

Bedroom Two

14'11 x 11'11 (4.55m x 3.63m)

Bedroom Three

17'0 into bay x 10'6 (5.18m into bay x 3.20m)

Bedroom Four

10'4 x 8'1 (3.15m x 2.46m)

Shower Room/W.C.

9'6 x 7'3 max (2.90m x 2.21m max)

Garden Level

Hallway

13'4 x 6'0 (4.06m x 1.83m)

Studio

15'5 into bay x 13'9 (4.70m into bay x 4.19m)

Office/Family Room

13'9 x 13'3 (4.19m x 4.04m)

Store Room

13'0 x 4'9 (3.96m x 1.45m)

Cellar

12'8 x 10'3 (3.86m x 3.12m)

Boiler Room/Store

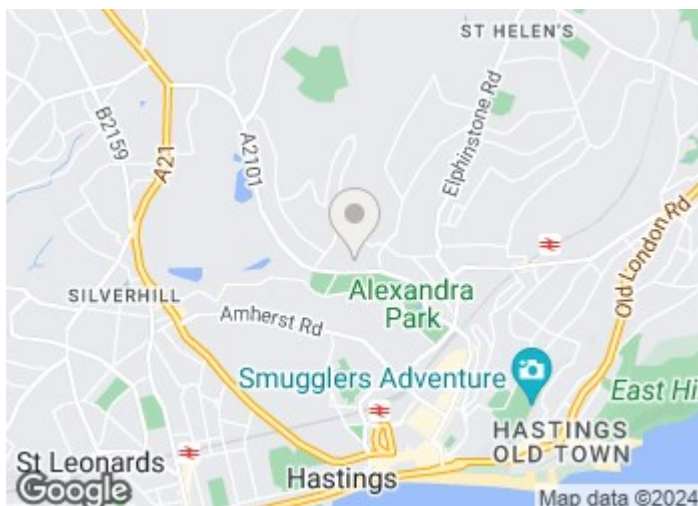
12'0 x 8'0 (3.66m x 2.44m)

Outside

Driveway

Rear Garden

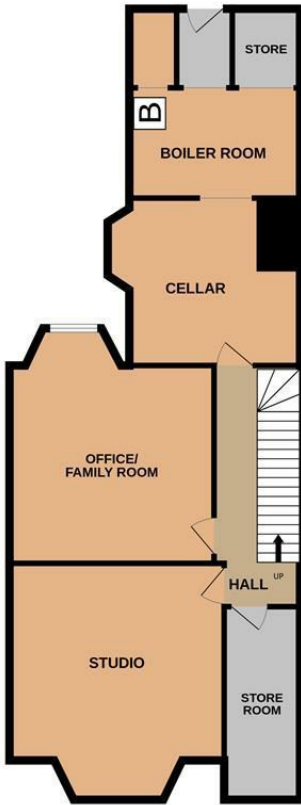
Woodland Area



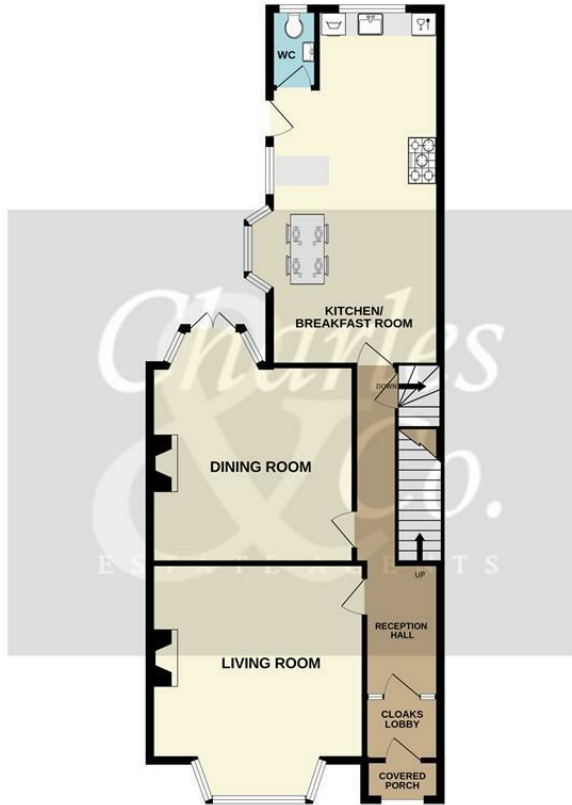


Floor Plan

GARDEN LEVEL
900 sq.ft. (83.6 sq.m.) approx.



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
878 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 2679 sq.ft. (248.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	