



## Tudor House, 1 Langham Road, Hastings, TN34 2JE

A BEAUTIFULLY PRESENTED THREE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOUSE OCCUPYING THIS SECLUDED CORNER POSITION WITHIN THE SOUGHT AFTER ST. HELENS WOOD AREA JUST A SHORT WALK FROM ST. HELENS WOOD ITSELF, LOCAL SCHOOLS, BUS SERVICES AND ALEXANDRA PARK. THERE IS AN IMPRESSIVE OUTSIDE POOL AREA, WRAP AROUND GARDENS WITH THE HOUSE FINISHED TO A VERY HIGH SPECIFICATION PROVIDING COMFORTABLE AND LUXURIOUS FAMILY ACCOMMODATION THROUGHOUT.

The property is tucked away giving an immediate feeling of seclusion yet it is close to local amenities and access to Hastings town centre with its' comprehensive shopping and leisure facilities, theatres seafront and mainline railway station connecting to London. Accommodation includes a spacious hallway with downstairs cloakroom/w.c., a Living Room with feature open fireplace and french doors leading to the gardens, a separate Dining Room with feature fireplace and fitted wood burner, a fitted Kitchen with integrated Siemens appliances and adjoining Utility Room. There is also a Study area on the half landing and to the first floor, there are three double Bedrooms with an En-Suite shower room to Bedroom One and fitted wardrobes to both Bedrooms Two & Three. In addition, there is a contemporary Family Bathroom with impressive Burlington suite.

Outside there is a gated driveway and wonderful enclosed family space with heated Outdoor Swimming Pool, Summerhouse and established front and side gardens enjoying seclusion and privacy. Further benefits include gas fired central heating, double glazing, exposed wooden flooring, stunning décor and this home is available CHAIN FREE. Viewing is considered essential with the owners Sole Agent, Charles & Co.

Price £650,000

# Tudor House, 1 Langham Road, Hastings, TN34 2JE



- Stunning Detached Family Home
- Kitchen & Separate Utility Room
- Established & Enclosed Gardens
- To be sold CHAIN FREE
- Three Excellent Double Bedrooms
- En-Suite Shower Room/W.C.
- Swimming Pool & Summerhouse
- Living Room & Separate Dining Room
- Gated Driveway to Front
- Beautifully Decorated Throughout

## Large Covered Entrance

## Reception Hall

14'9 x 7'3 (4.50m x 2.21m)

## Downstairs Cloakroom/W.C

## Living Room

15'3 into bay x 13'0 (4.65m into bay x 3.96m)

## Dining Room

15'3 into bay x 13'0 (4.65m into bay x 3.96m)

## Kitchen

17'0 x 8'8 (5.18m x 2.64m)

## Utility Room

12'3 x 6'2 (3.73m x 1.88m)

## Half Landing

## Study Area

7'7 x 4'4 (2.31m x 1.32m)

## First Floor Galleried Landing

11'9 x 7'2 (3.58m x 2.18m)

## Bedroom One

15'3 into bay x 13'0 (4.65m into bay x 3.96m)

## En-Suite Shower Room

10'0 x 6'3 (3.05m x 1.91m)

## Bedroom Two

14'9 x 13'5 max (4.50m x 4.09m max)

## Bedroom Three

12'11 x 9'2 (3.94m x 2.79m)

## Family Bathroom/W.C

8'3 x 5'10 (2.51m x 1.78m)

## Outside

## Driveway

## Front Garden

## Gardens

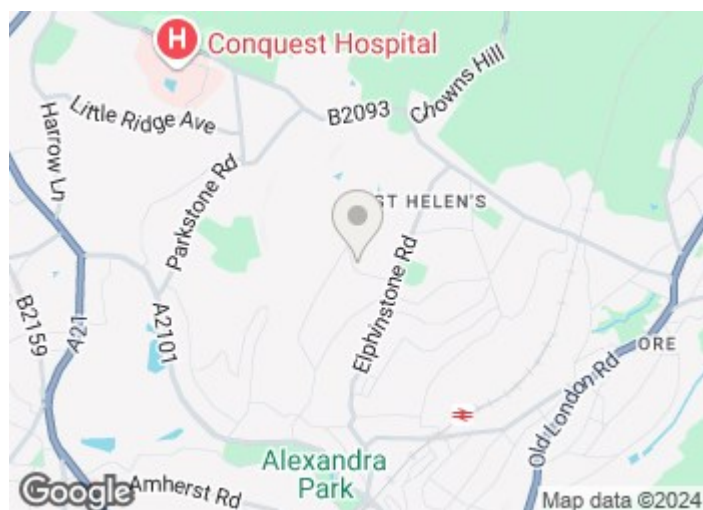
## Pool Area

## Heated Swimming Pool

19'0" x 9'2" (5.80 x 2.80)

## Summerhouse/Studio

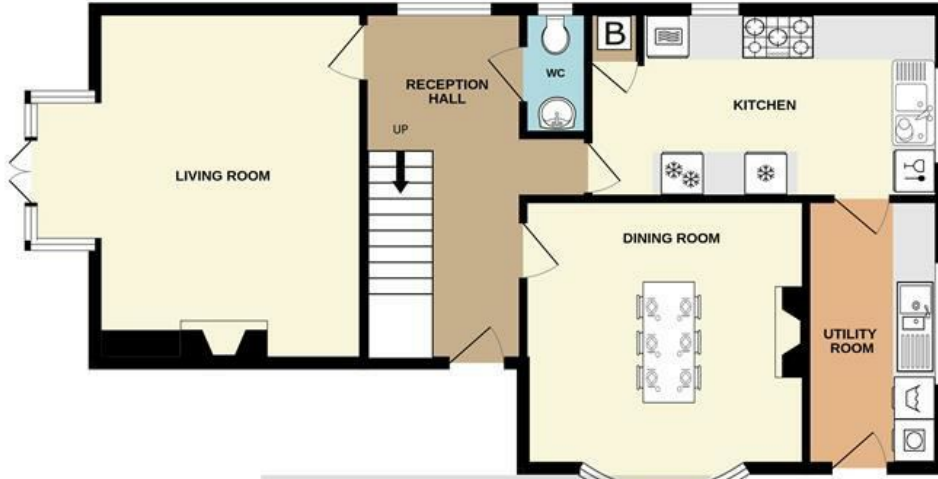
20'0 x 9'0 (6.10m x 2.74m)





# Floor Plan

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.9 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.  
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

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>			
(55-68) <b>D</b>		<b>60</b>	<b>75</b>
(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	