



## 29 St. Helens Down, Hastings, TN34 2BG

AN IMPRESSIVE, ARCHITECTURALLY DESIGNED & CONTEMPORARY DETACHED FAMILY HOUSE OCCUPYING A PLOT OF JUST UNDER HALF AN ACRE OF BEAUTIFUL GARDENS AND IS SITUATED IN ONE OF HASTINGS MOST SOUGHT AFTER LOCATIONS. THE PROPERTY PROVIDES FLEXIBILITY OF ACCOMMODATION WITH HOME OFFICE/STUDIO OR ANNEXE, A MASTER SUITE, TWO FURTHER BATH/SHOWER ROOMS, A DETACHED DOUBLE GARAGE AND IS IMMACULATELY PRESENTED THROUGHOUT.

This deceptive and spacious chalet style house provides comfortable and versatile living space thoughtfully arranged over two floors to include a 32ft Reception Hallway, an open plan Kitchen/Diner with separate Utility Room, a 22'10 x 14'8 Living Room with wood burner and open glass aspect over the gardens, five Bedrooms, a Garden/Music room and a Studio (approximately 400sq ft.) with separate access which could be used as an Annex. The Master Bedroom suite includes a double Bedroom with Juliette Balcony overlooking the gardens, an en-suite Shower Room and fully fitted wardrobes.

Outside, there is extensive parking to the front, a Detached Double Garage and a particular feature of the property are the attractive Walled Gardens which have been separated into two distinct areas creating a pleasant parkland feel. Further benefits include gas fired central heating, underfloor heating to the Studio, Dining & Living Room, double glazing and the property is available CHAIN FREE. Viewing is considered essential and is strictly by appointment with Sole Agent Charles & Co.

Price £995,000

# 29 St. Helens Down, Hastings, TN34 2BG



- Architecturally Designed Family House
- Occupying a 0.46 Acre Plot
- Deceptive & Versatile Accommodation
- Beautiful & Extensive Gardens
- 25' x 16'9 Studio/Potential Annexe
- Large Driveway & Double Garage
- Early Viewing Considered Essential
- Favoured St Helens Wood Area
- Kitchen with Separate Utility Room
- Immaculately Presented Throughout

## Entrance Porch

## Reception Hall

32' length (9.75m length)

## Kitchen/Diner

28'10 x 13'3 (8.79m x 4.04m)

## Utility Room

8'3 x 6'4 (2.51m x 1.93m)

## Living Room

22'10 x 14'8 (6.96m x 4.47m)

## From Reception Hall

## Bedroom Three/Family Room

13'10 x 12'5 (4.22m x 3.78m)

## Bedroom Two

12'4 x 12'4 (3.76m x 3.76m)

## Bath/Shower Room

12'3 x 7'6 (3.73m x 2.29m)

## Garden/Music Room

12'2 x 10'4 (3.71m x 3.15m)

## Inner Hallway

12'4 x 7'5 (3.76m x 2.26m)

## Studio/Annexe

25'0 x 16'9 (7.62m x 5.11m)

## First Floor Galleried Landing

## Bedroom Four

11'6 x 7'7 (3.51m x 2.31m)

## Bedroom Five/Study

12'5 x 5'6 (3.78m x 1.68m)

## Shower Room/W.C

8'0 x 4'7 (2.44m x 1.40m)

## Inner Lobby

## Master Bedroom Suite

## Bedroom One

16'5 x 11'3 (5.00m x 3.43m)

## En-suite Shower Room/W.C

8'0 x 4'7 (2.44m x 1.40m)

## Outside

## Driveway

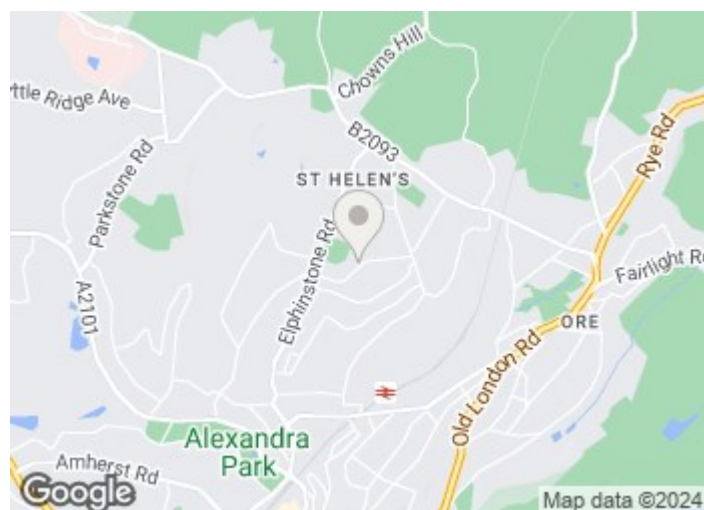
## Detached Double Garage

25'0 x 20'8 (7.62m x 6.30m)

## Front Garden

## Rear Walled Gardens

143' x 100'0 (43.59m x 30.48m)

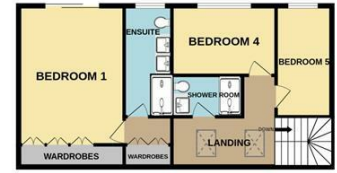




# Floor Plan

GROUND FLOOR  
2106 sq.ft. (195.7 sq.m.) approx.

1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 2737 sq.ft. (254.2 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		77	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	