



43 St. Helens Down, Hastings, TN34 2BG

A stunning four double bedroom, three reception room family home, situated in one of the most sought after roads in Hastings and ideally located close to Alexandra Park, as well as Hastings Town Centre with its various shopping & leisure facilities, mainline railway station connecting to London and Hastings historic Old Town, the promenade & sea front. There are also schools and access on to The Ridge giving access to the Conquest Hospital and the A21 to Tunbridge Wells & London.

The property occupies a large plot of approximately two thirds of an acre and is set back from St Helens Down enjoying an elevated position with a wide driveway providing off road parking for several vehicles and a detached double garage with an immaculate adjoining gardeners w.c. The bungalow itself offers spacious and versatile accommodation of just under 200 sq ft (excluding the loft) to include an open plan living room/diner with adjoining family room, a 17'2 x 9'0 contemporary kitchen with built in appliances, a walk in pantry/utility and there is also an impressive 19'0 x 12'9 dual aspect garden room opening out to the decked area and ornamental pond. In addition to the four double bedrooms, there are fully fitted wardrobes to bedroom one and a modern family shower room/w.c as well as a separate bathroom/w.c.

Outside, the gardens are a particular feature being established and mainly laid to lawn with various seating areas, a 12'4 x 9'1 timber summer house, a roundel and a garden studio/office. There is also a rear vegetable garden, a variety of trees, shrubs & plants throughout with a central water feature running into the main fish pond. Further benefits include gas fired central heating, upvc double glazing and viewing is strictly by appointment with vendors sole agent, Charles & Co.

Price £975,000

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- Wonderful Detached Family Home
- Beautiful Parkland Gardens
- Sought After St Helens Down Area
- Four Double Bedrooms
- Potential to Convert 450sq ft. Loft
- Fitted Kitchen & Utility Room
- Two Contemporary Bathrooms
- Driveway with Ample Parking
- Detached Double Garage
- Viewing Considered Essential

Reception Hall

12'0 x 7'4 max (3.66m x 2.24m max)

Dining Area

13'0 x 9'11 (3.96m x 3.02m)

Living Room

14'2 x 13'0 (4.32m x 3.96m)

Family Room

12'8 x 12'0 (3.86m x 3.66m)

Garden Room

19'0 x 12'9 (5.79m x 3.89m)

Kitchen

17'2 x 9'0 (5.23m x 2.74m)

Walk-in Larder Cupboard/Utility

Inner Hall

28'0 in length (8.53m in length)

Bedroom One

12'10 x 11'8 plus wardrobes (3.91m x 3.56m plus wardrobes)

Shower Room/W.C

9'5 x 6'5 (2.87m x 1.96m)

Bedroom Two

13'2 x 9'5 (4.01m x 2.87m)

Bedroom Three

12'10 x 9'2 (3.91m x 2.79m)

Bedroom Four

14'5 x 8'9 (4.39m x 2.67m)

Family Bathroom/W.C

6'4 x 6'4 max (1.93m x 1.93m max)

Outside

Front Garden

Driveway

Detached Double Garage

17'0 x 16'0 (5.18m x 4.88m)

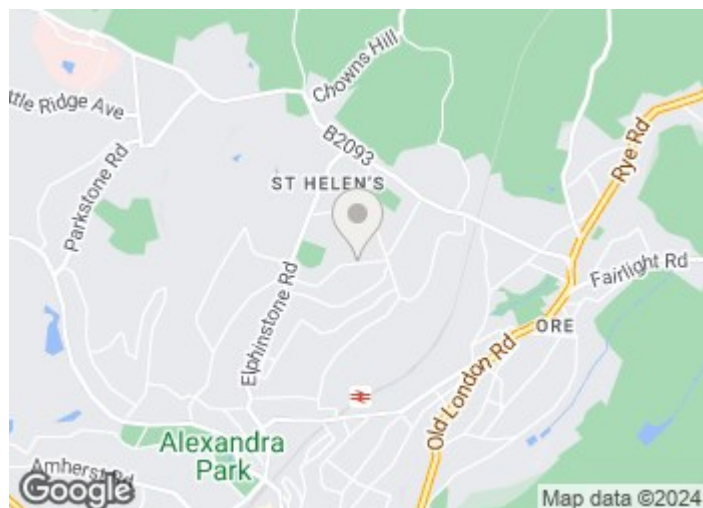
Rear Garden

Garden Studio/Office

11'4 x 7'3 (3.45m x 2.21m)

Summer House

12'4 x 9'1 (3.76m x 2.77m)





Floor Plan

GROUND FLOOR
1811 sq.ft. (168.3 sq.m.) approx.



TOTAL FLOOR AREA: 1811 sq.ft. (168.3 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			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	