



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

AN IMPRESSIVE FIVE BEDROOM, THREE RECEPTION ROOM DETACHED HOUSE SET BACK FROM ST. HELENS DOWN AND OCCUPYING A LARGE PLOT INCLUDING EXTENSIVE PARKING TO THE FRONT WITH A DETACHED TWO STOREY TRIPLE GARAGE AND MEZZANINE LEVEL. THE HOUSE IS IMMACULATELY PRESENTED THROUGHOUT WITH VERSATILITY OF ACCOMMODATION OVER TWO FLOORS AND ALSO PROVIDES AN EN-SUITE BATHROOM, A FAMILY BATHROOM, UTILITY ROOM, A DOUBLE GLAZED CONSERVATORY & BEAUTIFULLY ENCLOSED GARDENS.

This stunning 1930's family house enjoys an elevated and commanding position in one of the most sought after locations in Hastings, close to local amenities and St. Helens Wood with bus services on Elphinstone Road connecting to Hastings town centre with its' various shopping and leisure facilities as well as Alexandra Park, the Seafront and mainline railway station connecting to London.

There is an immediate feeling of space and natural light from the Reception Hall with a central staircase which is flanked either side by the principal reception rooms. The large study is nicely tucked away and could be used as a fifth bedroom with a further ground floor bedroom and adjoining downstairs cloakroom providing flexibility of use. The 25'5 x 12'5 (max) Kitchen/Diner also has a separate utility room with w.c. and there is a double glazed Conservatory connecting to the Dining room. From the First Floor Galleried Landing, there are three double bedrooms with an en-suite to Bedroom One in addition to the large family Bathroom/w.c. Outside the front gardens extend to approx. 100ft with a large driveway providing parking for several vehicles and is fronted by a detached Triple Garage. Further benefits include patio and lawned rear gardens, detached Studio/Workshop and there is gas fired central heating, Herringbone wooden flooring and upvc double glazing. Viewing is considered essential and by appointment with Sole agent Charles & Co.

Price £860,000

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



- Impressive Detached Family Home
- Favoured St. Helens Wood Area
- Two Bathrooms & Two Sep w.c.'s
- Viewing Considered Essential
- Five Bedrooms, Three Reception Rooms
- Spacious Reception Hallway
- Large Driveway & Detached Triple Garage
- Immaculately Presented Throughout
- Kitchen/Diner & Separate Utility Room
- Established Front & Rear Gardens

## Reception Hall

14'10 x 14 (4.52m x 4.27m)

## Downstairs Cloakroom/W.C.

## Living Room

17'0 x 13'0 (5.18m x 3.96m)

## Family Room

17'0 x 13'0 (5.18m x 3.96m)

## Study/Bedroom Five

14'0 x 12'0 (4.27m x 3.66m)

## Bedroom Four

11'8 x 10'3 (3.56m x 3.12m)

## Kitchen/Diner

25'5 x 12'5 max (7.75m x 3.78m max)

## Utility Room

12'6 x 9'8 (3.81m x 2.95m)

## Separate W.C.

## Conservatory

14'10 x 8'5 (4.52m x 2.57m)

## First Floor Galleried Landing

21'0 x 7'8 (6.40m x 2.34m)

## Bedroom One

24'2 x 13'4 max (7.37m x 4.06m max)

## En-suite Bathroom/W.C.

9'8 x 7'7 (2.95m x 2.31m)

## Bedroom Two

16'5 x 10'3 (5.00m x 3.12m)

## Bedroom Three

14'0 x 8'8 max (4.27m x 2.64m max)

## Family Bathroom/W.C.

9'7 8'6 max (2.92m 2.59m max)

## Outside

## Front Gardens

100' approx. (30.48m approx)

## Driveway

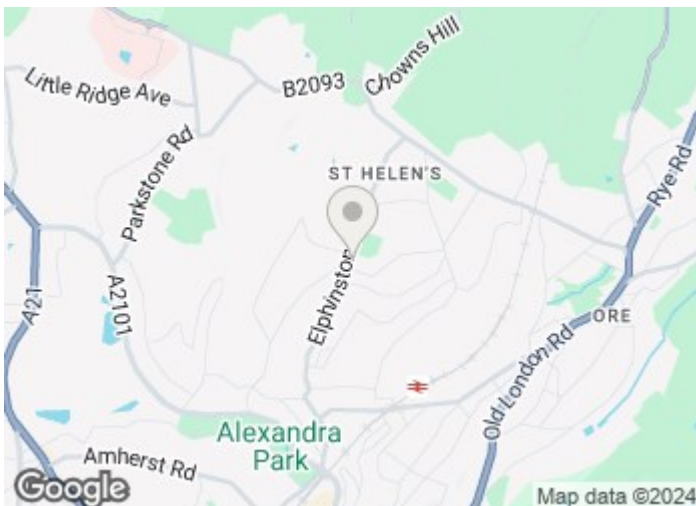
## Detached Triple Garage

32'0 x 20'0 (9.75m x 6.10m)

## Side Patio

## Garden Store/Studio

## Rear Garden







# 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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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	