



ST HELENS WOOD ROAD HASTINGS

£695,000
Freehold

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Anchored into the hillside at the edge of St Helens Woods, a 100-acre nature reserve in the heart of Hastings, this detached mid-century home sits quietly above the treetops. Its elevated position brings long southerly views across the tree canopy and down to the sea, with volume, light and moments of colour shaping the interiors.

Inside

Entry is through an original glazed timber door beneath a covered porch. The plan opens into the main living space, where areas are gently defined by form and function. Oak herringbone parquet runs underfoot, offset by accents of primary blue and green. A vast picture window and plentiful glazing frames uninterrupted views across the woodland and down toward the coastline.



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The kitchen is wrapped in solid plywood cabinetry, topped in recycled Welsh slate. A central island grounds the space, while a walk-in larder is tucked neatly in the corner. The adjoining dining area provides a thoughtful pause between the kitchen and living space, bordered by a large log burner. A spacious raised terrace sits at the rear, with stairs descending to the garden and beyond. An original pale blue ceramic cloakroom WC completes the floor.

The open staircase rises to the upper floor, where three double bedrooms occupy the plan. The principal bedroom enjoys elevated woodland views, with built-in cabinetry and access to a private terrace through glazed doors. It's en-suite is finished with a deep-set bath and galvanised bespoke double vanity, while an inset of glass block bricks filters light between spaces. The family bathroom sits centrally, set in playful tones of pink and soft cream, fitted with a walk-in rain shower and high-set window.

The lower storey is arranged as a self-contained annex currently used as an artist studio, opening directly onto the gardens through glazed sliding doors. A large bedroom, contemporary kitchen and shower room affords for independent living, guest accommodation or home working.



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Outside

A broad terrace, draped in established wisteria overlooks the gently tiered garden. Planting is carefully tended and richly layered, with eucalyptus, magnolia and ceanothus among the established trees and shrubs. Sawn sleepers mark a winding path that leads through secluded seating areas and down to the woodland edge. A potting shed and outdoor butlers sink sit to one side, underscoring the garden's well-kept and thoughtful character. A further storage shed and large double garage with off street parking lies at street level.



Area

The house sits in a quiet position on the edge of St Helens Wood, with walking trails extending from the doorstep. The seafront, Hastings Old Town and St Leonards are all close by, with ample independent shops, galleries and restaurants. Hastings and St Leonards Warrior Square train stations are a short drive, providing a direct link to central London.





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