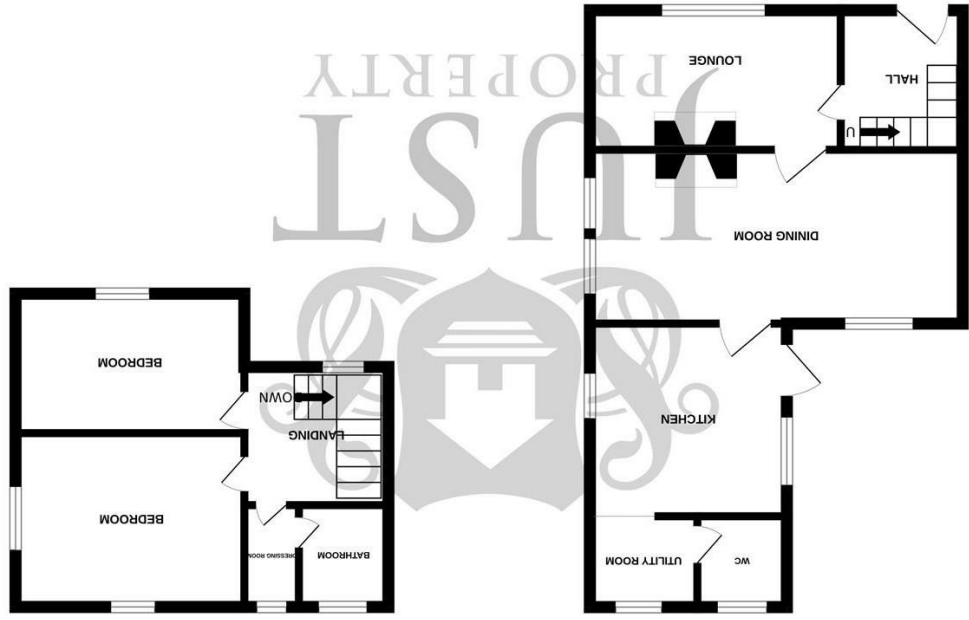


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any errors of omission or commission. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Energy inefficient - higher running costs	D (55-68)
Very energy inefficient - higher running costs	E (39-54)
Very very energy inefficient - higher running costs	F (21-38)
Very very very energy inefficient - higher running costs	G (1-20)
Current	58
Potential	83



1ST FLOOR

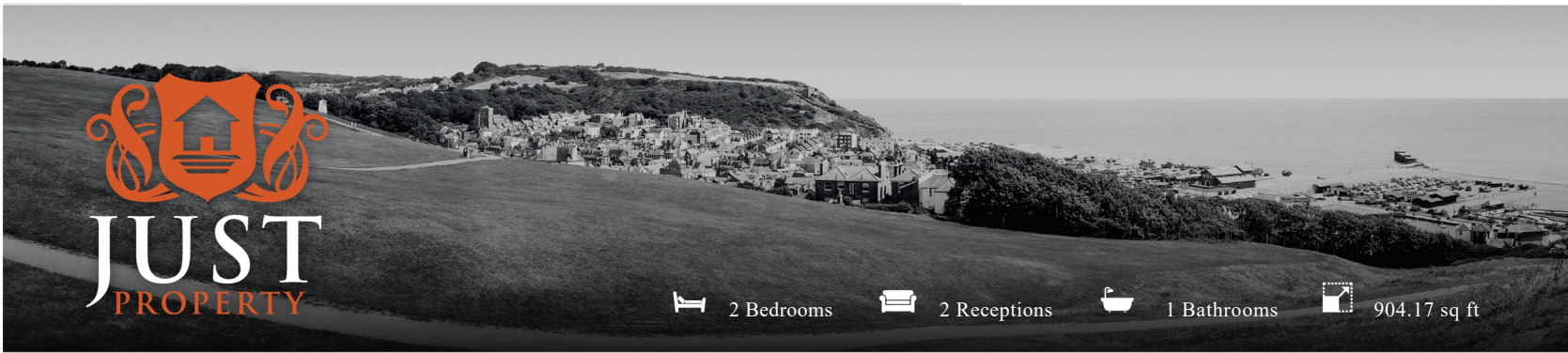
GROUND FLOOR



2EL
2 Buckshole Cottages St. Helens Road, Hastings, TN34

FLOORPLANS

www.justproperty.net



2 Bedrooms 2 Receptions 1 Bathrooms 904.17 sq ft

Freehold

£450,000

2 Buckshole Cottages St. Helens Road, Hastings, TN34 2EL





2 Bedrooms 2 Receptions 1 Bathrooms 904.17 sq ft

PROPERTY DETAILS

STUNNING LOCATION

Tucked away in the heart of the beautiful Alexandra Park in central Hastings, is a unique opportunity to secure a two bedroom, two reception room semi detached period house built in 1890 for the Hastings Water Board. Very rarely does the chance arise to own a Freehold property within this park and enjoy the dream-like lifestyle that comes with it. There is a new and highly recommended "Pump House" café close by.

The accommodation includes a lounge, with a feature double sided log burner as well as an open dining room and a fitted kitchen. There is also a downstairs cloakroom and useful utility space. To the first floor there are two spacious double bedrooms with the first bedroom being and featuring a scenic outlook above the treetops of the park itself. There is a contemporary shower room and small office area as well.

Externally there is a driveway for two vehicles, an enclosed courtyard to the rear, a log shed and storage shed and to the front there is a tranquil communal garden laid to lawn and surrounded by a variety of shrubs and plants.

This is a rare property set within a magical woodland position and within a short walk to Hastings town centre, the railway station and also the seafront and promenade. Please call 01424 444100 for more details.

Viewing is considered essential with Just Property.



ROOM DIMENSIONS

Front Door

Entrance Hall

Living Room
12'3" x 10'7" (3.73m x 3.23m)

Dining Room
20'1" x 8'6" (6.12m x 2.59m)

Kitchen
9'7" x 9'5" (2.92m x 2.87m)

Utility Room
5'2" x 4'5" (1.57m x 1.35m)

Downstairs Cloakroom

First Floor Landing

Bedroom
11'2" x 10'2" (3.40m x 3.10m)

Bedroom
10'8" x 10'6" (3.25m x 3.20m)

Study/Dressing Room
6'9" x 3'9" (2.06m x 1.14m)

Shower Room/ W.C
8'5" x 3'7" (2.57m x 1.09m)

Shared Front Garden

Storage Sheds

Rear Garden

Off Road Parking

FEATURES

- Semi Detached Cottage
- Located in Alexandra Park
- Beautifully Presented
- Two Double Bedrooms
- Two Reception Rooms
- Spacious Rear Garden
- Enjoys a Southerly Aspect
- Off Road Parking
- Viewing Essential
- Magical Location

