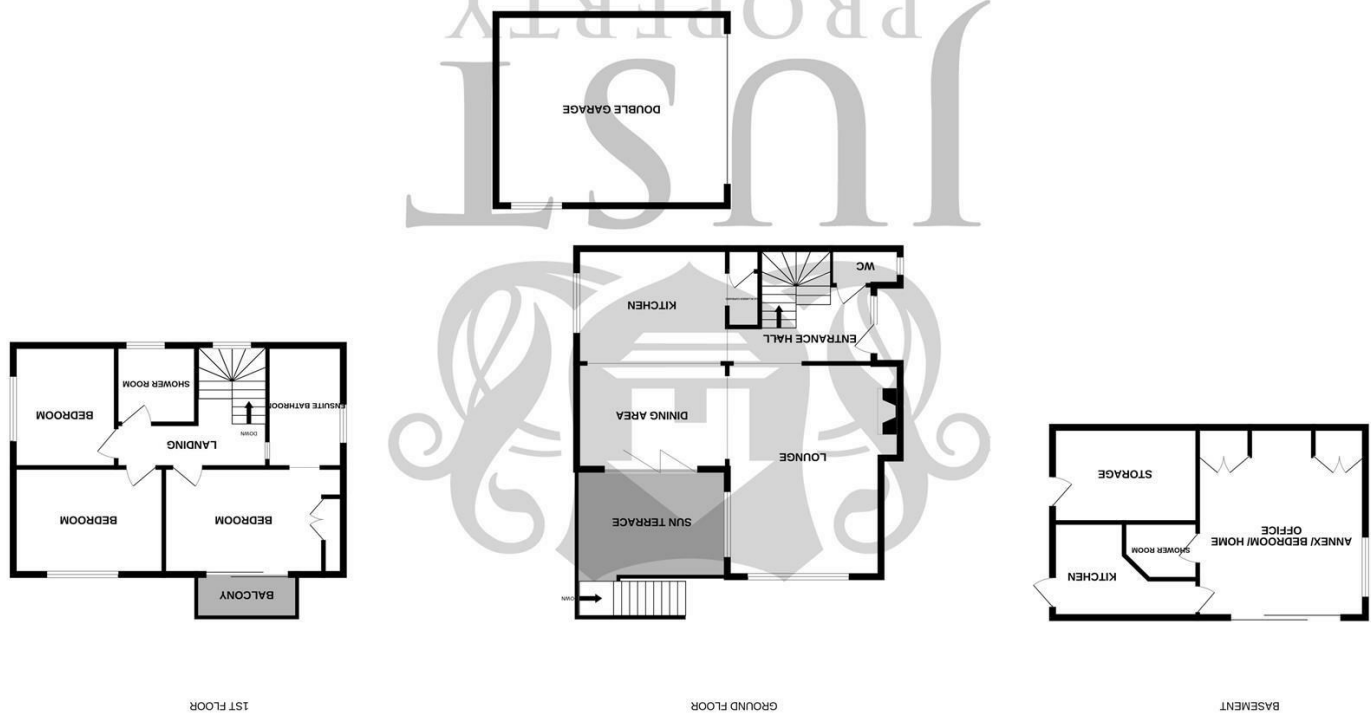


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such 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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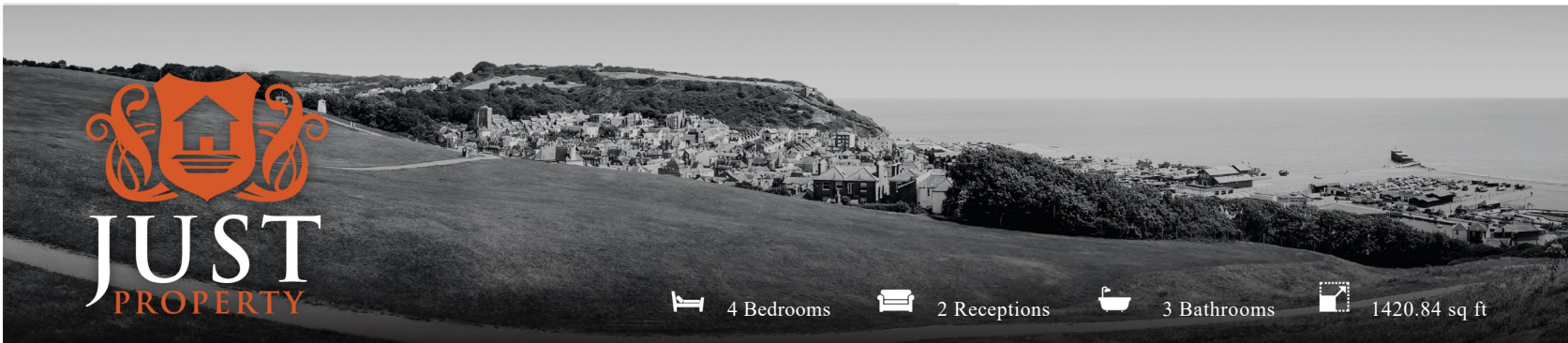
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	47
Potential	85



FLOORPLANS

77 St. Helens Wood Road, Hastings, TN34 2QR

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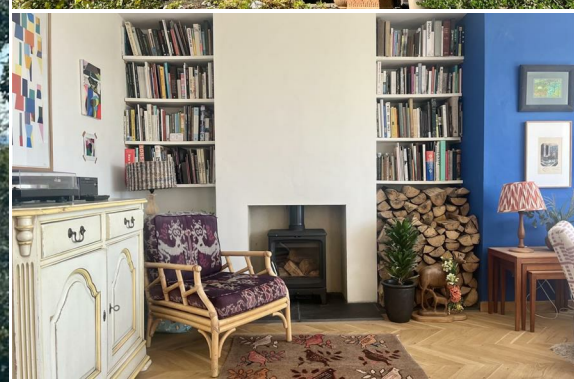


4 Bedrooms 2 Receptions 3 Bathrooms 1420.84 sq ft

Freehold

£750,000

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Freehold

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4 Bedrooms 2 Receptions 3 Bathrooms 1420.84 sq ft

PROPERTY DETAILS

Nestled in a picturesque location with breath-taking views towards the sea and over St. Helen's Woods in the heart of Hastings, this stunning detached 3-story house offers the perfect blend of modern comfort and natural beauty. With its spacious layout and versatile annex, this property is an ideal family home or an excellent option for those seeking a home office or guest accommodation.

Imaginatively and extensively renovated by the current owners to maximise space, light and views, with a total of 4 bedrooms, including one in the annex, the house provides ample space for living and entertaining. The large windows throughout the property invite in an abundance of natural light, while allowing you to fully appreciate the surrounding scenic views. The spacious triple-aspect open-plan living room includes a log burner, a dining area with bifold doors opening onto a raised sun terrace, and finally a bespoke kitchen with central island and a walk-in larder.

The annex, which can serve as a home office or additional living space includes a kitchen and shower room, adds to the property's flexibility, making it perfect for remote work or hosting guests. The serene environment and proximity to nature creating a stunning and inviting atmosphere, while still being conveniently located near essential amenities.

The mature garden is a true sanctuary, thoughtfully designed across multiple levels to create a sense of discovery and tranquility. Lush greenery and established plants fill the space, with winding pathways leading to charming hidden seating areas, perfect for quiet moments of relaxation or entertaining.

This unique home offers a rare opportunity to enjoy coastal and woodland views, with modern living spaces that cater to a variety of lifestyle needs. There are many walks on your doorstep, yet it is conveniently located for Hastings/ St. Leonards and the A21.

Further benefits are Gas Central heating, double glazing throughout and Solar panel.



ROOM DIMENSIONS

Front Door

Entrance Hall

Living Area
18'4" x 14'6" (5.60 x 4.44)

Dining Area
12'11" x 9'4" (3.95 x 2.87)

Kitchen
12'8" x 9'10" (3.87 x 3.02)

Balcony

Cloak Room

Stairs Leading to the First Floor Landing

Bedroom
14'5" x 14'0" (4.41 x 4.27)

Ensuite Bathroom
10'0" x 6'6" (3.06 x 2)

Bedroom
13'0" x 9'3" (3.98 x 2.82)

Bedroom

9'11" x 8'10" (3.03 x 2.7)

Shower Room

6'11" x 6'9" (2.11 x 2.06)

External Stairs Leading Down to

Annex/Bedroom/ Home Office
16'4" x 14'5" (4.98 x 4.40)

Kitchen

12'5" x 8'2" (3.8 x 2.5)

Shower Room

7'1" x 4'11" (2.18 x 1.5)

Decking area

South Facing Rear Gardens

Double Garage

22'11" x 16'4" (7 x 5)

FEATURES

- Detached House
- Annex/ Home Office / Guest Accommodation including Kitchen & Shower Room
- Three / Four Bedrooms
- Three Bathrooms
- Immaculately Presented Throughout
- Views of St Helen's Woods and the Sea
- Detached Double Garage
- Sun Terrace and Seperate Balcony
- Solid Oak Herringbone Parquet Throughout the Main Open-Plan Living Area
- Extensively Modernised and Refurbished Throughout

