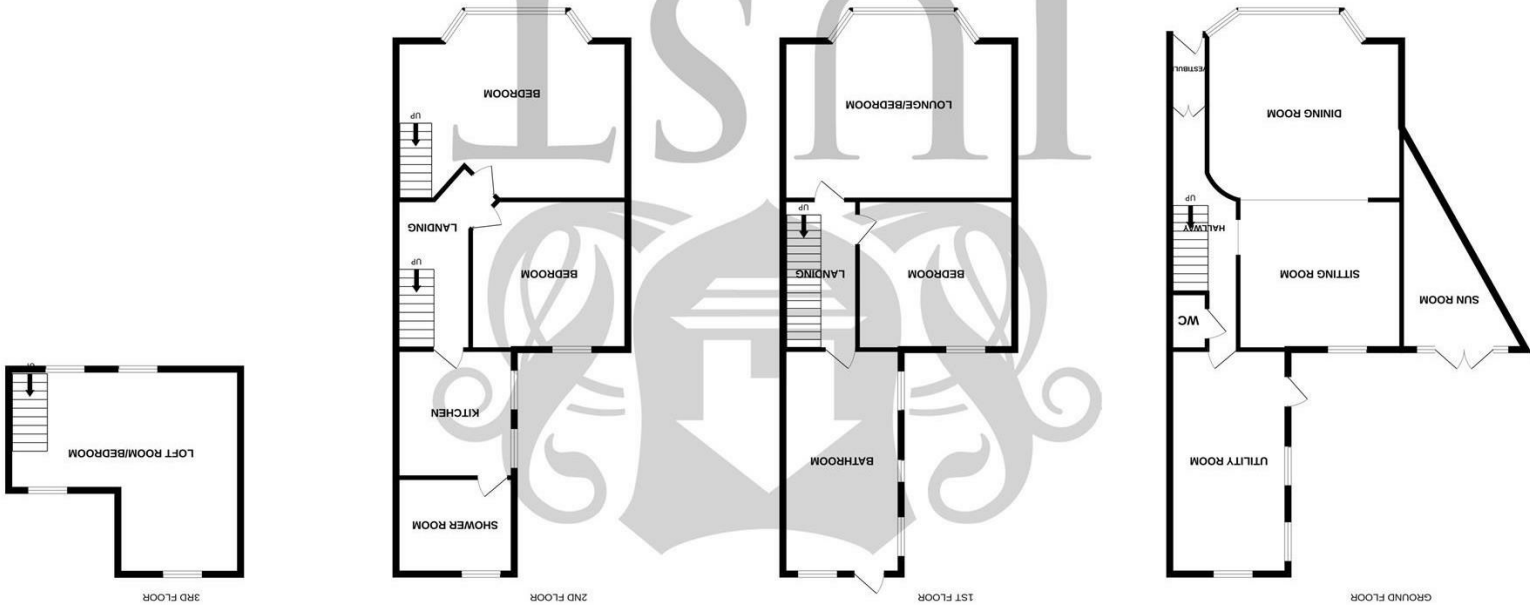


Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

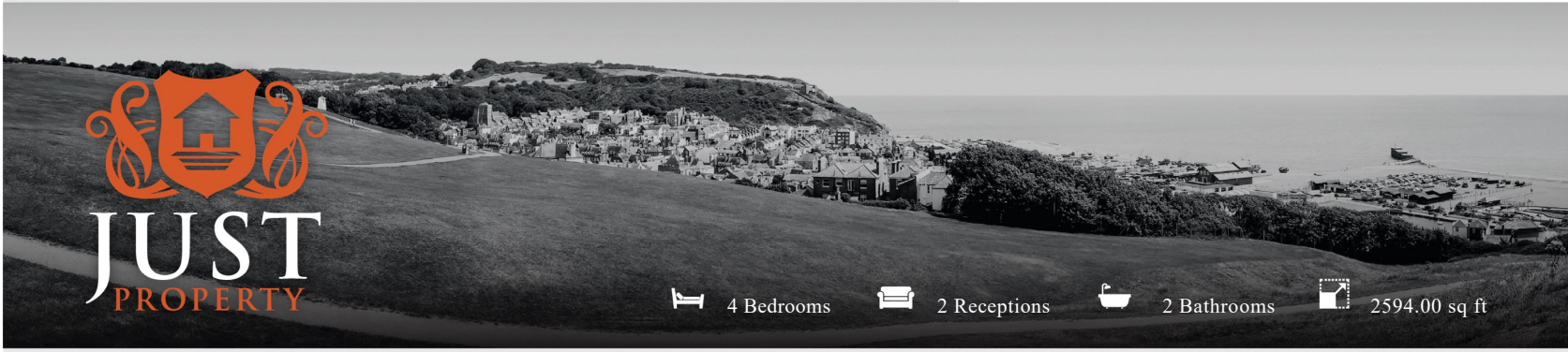
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective 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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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A
	(92 plus)	
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)
	Potential	
Current		58
		74



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32 St. Helens Road, Hastings, TN34 2LQ

4 Bedrooms 2 Receptions 2 Bathrooms 2594.00 sq ft

Freehold

£650,000





Freehold

£650,000



ROOM DIMENSIONS

Front Door	Bathroom
Entrance Vestibule	18'11" x 10'2" (5.77 x 3.10)
Hallway	Stairs To Second Floor Landing
Dining Room	Kitchen
16'6" x 13'10" (5.05 x 4.24)	11'10" x 9'10" (3.63 x 3)
Sitting Room	Shower Room
12'2" x 11'8" (3.71 x 3.58)	8'2" x 6'7" (2.51 x 2.03)
Sun Room	Bedroom
26'6" x 10'0" max (8.10 x 3.07 max)	11'8" x 10'11" (3.56 x 3.35)
Utility Room	Bedroom
18'11" x 10'0" (5.77 x 3.05)	20'6" x 16'9" max (6.27 x 5.11 max)
WC	Steps To Loft Room (currently used as a bedroom)
Stairs To First Floor Landing	18'9" x 11'6" (5.74 x 3.51)
Lounge / Bedroom	Front Garden
20'6" x 16'7" max (6.25 x 5.08 max)	Landscaped Rear Garden
Bedroom	
11'10" x 11'8" (3.63 x 3.58)	

FEATURES

- Beautifully Presented Period Townhouse
- Four / Five Bedrooms
- Positioned Directly Opposite Alexandra Park
- Peaceful Landscaped Rear Gardens
- High Quality Versatile Accommodation
- Many Original Features Retained
- Two Bathrooms
- Walking Distance To Town and Train Station
- Near To Beaches and Seafront
- Reception Rooms



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.