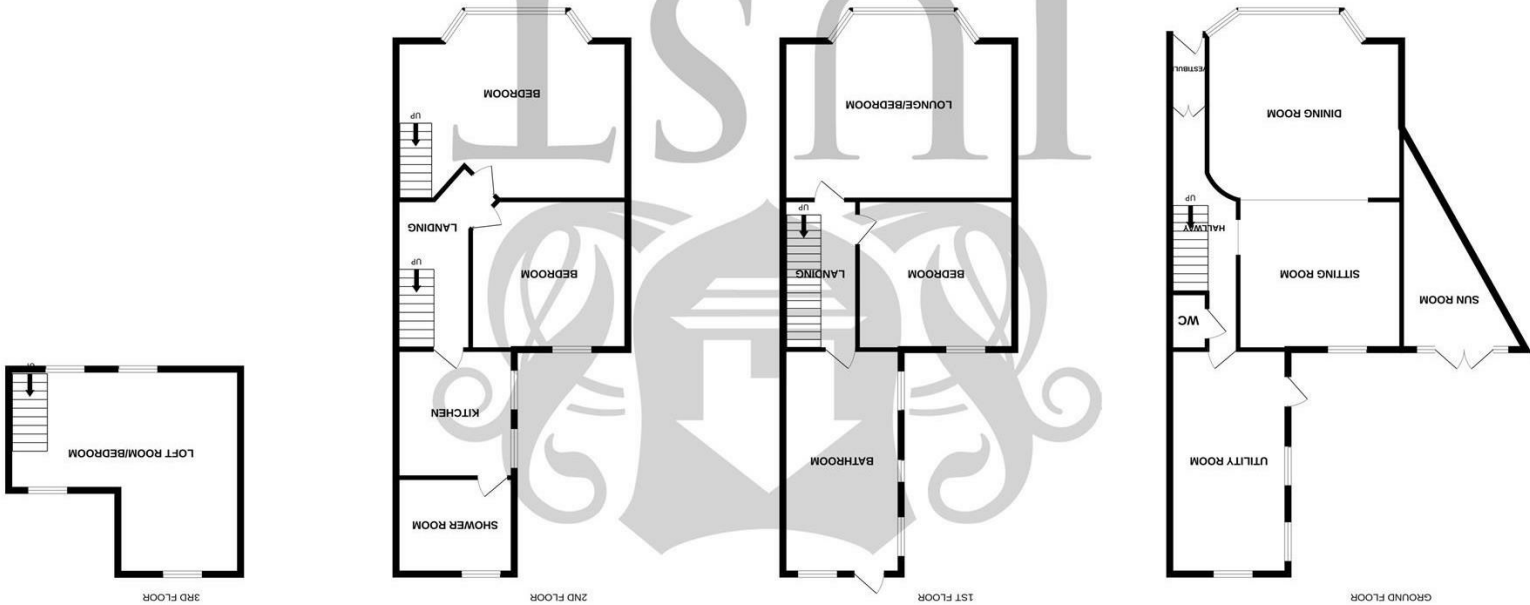


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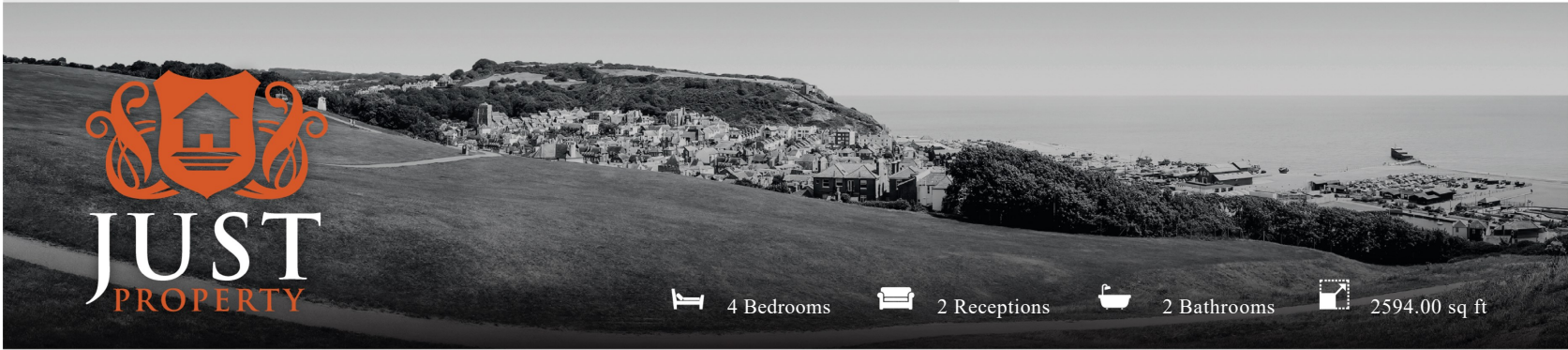
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A
	(92 plus)	
	Very energy efficient	B
	(81-91)	
	Decent	C
	(69-80)	
	Needs improvement	D
	(55-68)	
	Below average	E
	(39-54)	
	Low energy efficient	F
	(21-38)	
	Very low 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



4 Bedrooms



2 Receptions



2 Bathrooms



2594.00 sq ft

PROPERTY DETAILS

If you are looking for a truly unique house, then check out 'The Pink Palace'. Entering the front door, with the vestibule-stained glass, you are reminded that this is a Victorian house. Stepping into the hall, the staircase beckons.

On your left, you'll find what is currently the dining room, bathed in afternoon sun, through large sash windows looking out to Alexandra park. You will find a wood burner for the chillier evenings, and wooden floors. Adjoining this is a discrete evening/entertaining dining space, which looks out to the lower back garden. This leads to the conservatory, with double doors opening to the lower garden. A WC is under the stairs, just before the large utility room at the back of the house; offering a butler sink, plumbing for washing machine, & dishwasher. From here, you have access to the lower back garden, where there is a woodshed and stone stairs leading to the first level terrace. Mature trees and plants help you find your way.

Heading up the stairs to the first floor, on your right is the huge family bathroom with a bridge allowing access to the second garden level. At the front of the house, is the majestic sun-drenched living room looking west over Alexandra park, with log fire and, four large sash windows, with a double bedroom, over looking the rear garden. To the third is the retro kitchen/ breakfast room with a shower room leading off it. Then, you will find a fantastic double bedroom, and a staircase which leads to the loft den; with 3 skylights for a roomy sleep under the stars.

This house is a delight in every way. A perfect house for holding dinner parties, large gatherings, for either family or friends.

The garden to the front boasts a rose bush, black sambuca and lavender, whilst the back garden is on three levels or even four for the brave. Here, you can sit, and look out over the houses roof tops.

Please call the vendors sole agents, Just Property to arrange a viewing.

ROOM DIMENSIONS

Front Door

Entrance Vestibule

Hallway

Dining Room

16'6" x 13'10" (5.05 x 4.24)

Sitting Room

12'2" x 11'8" (3.71 x 3.58)

Sun Room

26'6" x 10'0" max (8.10 x 3.07 max)

Utility Room

18'11" x 10'0" (5.77 x 3.05)

WC

Stairs To First Floor Landing

Lounge / Bedroom

20'6" x 16'7" max (6.25 x 5.08 max)

Bedroom

11'10" x 11'8" (3.63 x 3.58)

Bathroom

18'11" x 10'2" (5.77 x 3.10)

Stairs To Second Floor Landing

Kitchen

11'10" x 9'10" (3.63 x 3)

Shower Room

8'2" x 6'7" (2.51 x 2.03)

Bedroom

11'8" x 10'11" (3.56 x 3.35)

Bedroom

20'6" x 16'9" max (6.27 x 5.11 max)

Steps To Loft Room (currently used as a bedroom)

18'9" x 11'6" (5.74 x 3.51)

Front Garden

Landscaped Rear Garden

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

