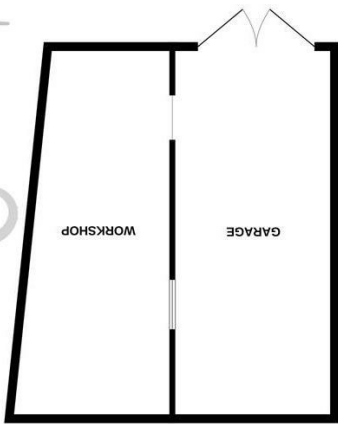
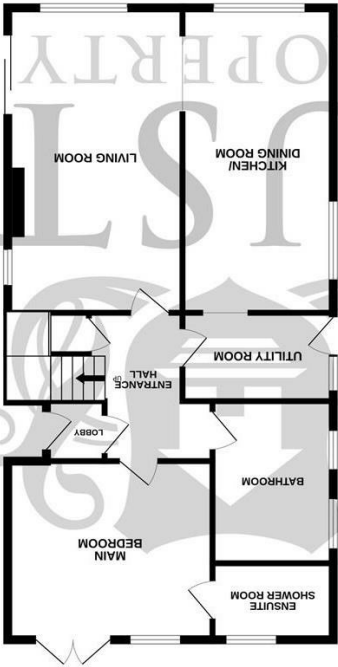
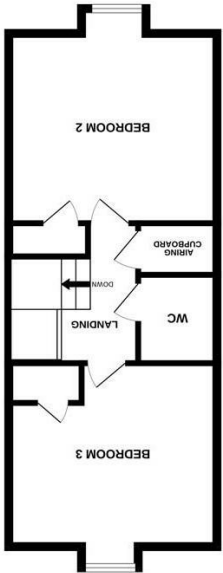




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Current		62
Potential		83



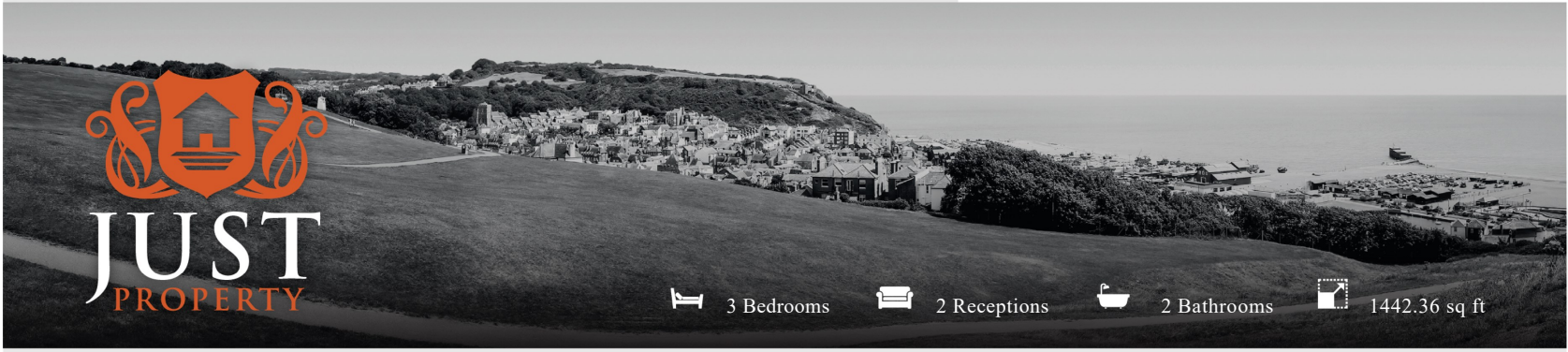
Whilst every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been installed and no guarantee as to their operability or efficiency can be given. 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 installed and no guarantee as to their operability or efficiency can be given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



47 St. Helens Down, Hastings, TN34 2BG

FLOORPLANS

www.justproperty.net



3 Bedrooms 2 Receptions 2 Bathrooms 1442.36 sq ft

47 St. Helens Down, Hastings, TN34 2BG

Freehold

£500,000





Freehold

£500,000

3 Bedrooms 2 Receptions 2 Bathrooms 1442.36 sq ft

PROPERTY DETAILS

Guide Price £500,000 – £550,000

Set in one of Hastings' most desirable residential locations in St Helens Down, this beautifully presented detached three-bedroom chalet-style home offers generous accommodation, a superb plot, and exciting potential for further extension.

The interior has been tastefully updated with fresh décor and new flooring, creating a warm and inviting atmosphere throughout. The dual-aspect living room provides the perfect space to relax, enjoying garden views and a cosy wood-burning stove. Flowing seamlessly from here is the open-plan kitchen/dining room, ideal for everyday living and entertaining, with an adjoining utility room adding valuable practicality.

The spacious ground-floor main bedroom features French doors opening onto a private roof terrace and is complemented by an en-suite shower room. A luxurious family bathroom with underfloor heating, a freestanding bath & separate walk-in shower completes the downstairs layout. Upstairs, two further double bedrooms are served by a separate WC, offering excellent versatility for family, guests, or home working.

Outside, the property continues to impress. The large rear garden has been thoughtfully landscaped and benefits from all-day sun, while the substantial garage has been extended to form a superb workshop area — perfect for hobbies, storage, or conversion. Ample off-road parking sits comfortably at the front.

Planning permission has been granted to extend above the garage and workshop to create a fourth bedroom and study (Ref: HS/FA/23/00858), giving buyers the opportunity to further enhance this already outstanding home.

Ideally positioned within easy reach of St Helen's Woods, well-regarded schools, local amenities, and convenient transport links to Hastings Town Centre, mainline railway station and seafront, this property is an exceptional opportunity in a highly sought-after setting & is not to be missed.

Please contact Just Property to arrange access.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	14'7" x 13'8" (4.47m x 4.17m)
Lounge	Bedroom
20'4" x 11'8" (6.20m x 3.58m)	14'0" x 13'8" (4.29m x 4.17m)
Kitchen/Dining Room	Rear Garden
20'4" x 10'0" (6.22m x 3.05m)	Driveway
Utility Room	Garage Suitable For Home Gym/Workshop
10'5" x 5'8" (3.18m x 1.75m)	
Bedroom	
13'6" x 12'0" (4.14m x 3.68m)	
En-suite Shower Room	
Modern Family Bathroom	
Stairs To First Floor Landing	
WC	

FEATURES

- Excellent St Helens Wood Location
- Three Bedroom Detached Chalet Bungalow
- Exceptional Landscaped Garden
- Lounge With Wood Burner & Separate Kitchen/Diner
- Off-Road Parking For Multiple Vehicles
- Planning Permission Granted For Extension
- Large Garage Suitable For Home Gym/Workshop
- Modern Family Bathroom With Underfloor Heating
- Useful Utility Room
- UPVC Double Glazing & Gas Central Heating



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.