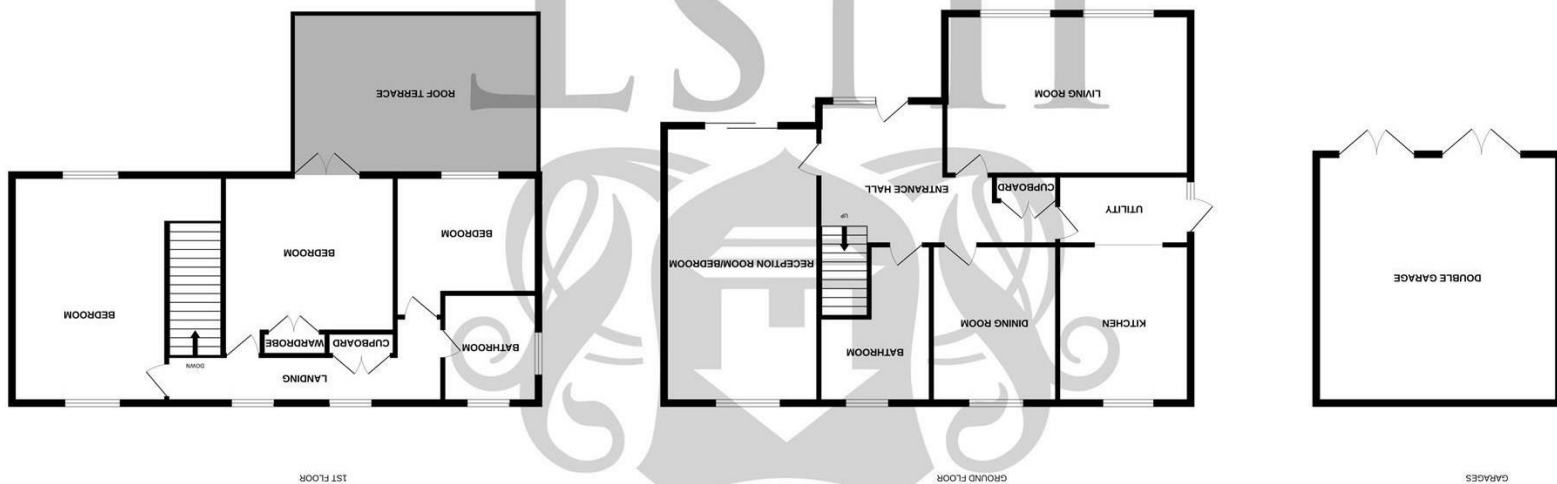


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	61
Potential	78



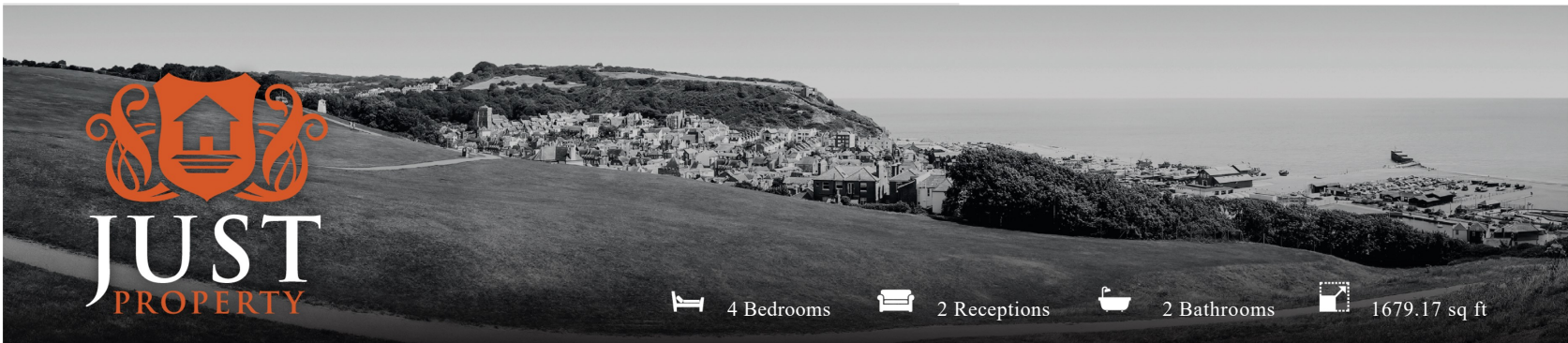
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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150 St. Helens Park Road, Hastings, TN34 2JW

# FLOORPLANS

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4 Bedrooms   2 Receptions   2 Bathrooms   1679.17 sq ft

Freehold

# £600,000

150 St. Helens Park Road, Hastings, TN34 2JW





Freehold

£600,000

4 Bedrooms 2 Receptions 2 Bathrooms 1679.17 sq ft

## PROPERTY DETAILS

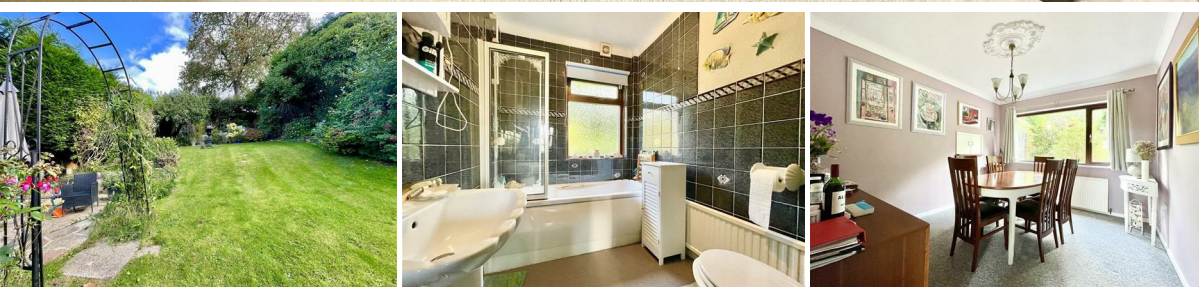
Just Property are delighted to bring to the market a wonderful and individual four bedroom detached house situated on one of the finest residential streets in Hastings that enjoys stunning far reaching woodland views and easy access to numerous attractive woodland walks.

With particularly spacious and well proportioned accommodation throughout this wonderful house also boasts living room with wood burner, further good sized reception room/ground floor bedroom, dining room, kitchen with utility area, ground floor bathroom/wc, family bathroom/wc and a superb and substantial first floor sun terrace with outstanding views. The property additionally benefits from double glazing and gas boiler with radiators.

To the outside the property is situated on a generous plot with a hugely impressive frontage set behind gates with good sized driveway providing off-road parking for a number of vehicles leading to integral double garage. To the rear there is a attractive and secluded rear garden which is mainly laid to lawn with established flower, shrub borders and patio.

From this highly desirable location you have the beautiful St Helens Wood on your doorstep, well regarded schools and the many amenities of Hastings town centre are also within easy reach.

Properties such as this in this magnificent location rarely come to the market therefore viewing is highly recommended by Just Property the sole agents, please contact us for further information and to arrange access.



## ROOM DIMENSIONS

Entrance Hall

Living Room  
18'11" x 12'5" (5.79 x 3.81)

Dining Room  
11'5" x 10'0" (3.5 x 3.07)

Reception Room/Bedroom  
17'10" x 12'0" (5.46 x 3.66)

Kitchen  
17'10" x 9'10" (5.44 x 3.01)

Bathroom/wc

First Floor Landing

Bedroom  
18'0" x 11'10" (5.49 x 3.62)

Bedroom  
13'9" x 12'11" (4.21 x 3.96)

Sun Terrace

Bedroom

10'10" x 9'11" (3.31 x 3.03)

Bathroom/wc

Outside

Front Garden

Driveway

Double Garage  
18'11" x 19'5" (5.79 x 5.92)

Rear Garden

## FEATURES

- Wonderful Detached House
- Stunning Location
- Four Bedrooms
- Two Bathrooms
- 2/3 Reception Rooms
- Beautiful Woodland Views
- Sun Terrace
- Good Sized Secluded Rear Garden
- Impressive Frontage set Behind Gates
- Double Garage

