



BURGESS & CO. 77 St. Helens Park Road, Hastings, TN34 2JW
01424 222255

£945,000 Freehold



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Burgess are delighted to bring to the market this spacious and unique detached house. It is nestled in a quiet leafy residential suburb of the sought after historic town of Hastings and provides an enviable level of seclusion and privacy. It is ideally positioned within walking distance of the beautiful Alexandra Parkland and is some 300 metres from the stunning St Helen's Park woods. There is easy access to numerous private and state schools in the area. St Helen's Park Road is situated a mile from the town centre, restaurants, mainline railway station, bus services, the historic old town and seafront. The ground floor accommodation comprises the entrance hall, drawing room, dining room, kitchen, study, cloakroom, conservatory, laundry room and ground floor guest bedroom with en-suite bathroom. The first floor comprises four double bedrooms together with a further 27'4 x 14'3 family room/bedroom. There is also a family bathroom and separate shower room. The property benefits from gas central heating, ample off road parking for up to ten cars on the lower driveway and a large double garage. The property boasts wrap around mature gardens which include an elevated terrace area and a decked over swimming pool that could be restored if required and an external pool changing room with shower and toilet. Viewing is essential to appreciate the outstanding location and all that this property has to offer.

Entrance Hall
With radiator, stairs to first floor.

Drawing Room
20'6 x 14'7
With two radiators, feature open fireplace, single glazed bay window with secondary glazing to the front, two windows to the side with secondary glazing, two windows to the other side with secondary glazing. Opening to

Dining Room
13'4 x 12'9
With two radiators, double glazed sliding doors to the rear. Door to

Kitchen
20'9 x 11'5
Comprising matching range of base units, worksurfaces, inset Butler sink, space for Range Master cooker, space for table & chairs, tiled floors, radiator, double glazed window to the side, two single glazed windows to the rear. Door to

Conservatory
19'6 x 15'6
With light & power, tiled floor, polycarbonate roof, double glazed windows, double glazed patio doors to the side.

Laundry Room
With light & power connected, unit with double inset sink, cupboards, shelving, space for stacked washing machine & tumble dryer, undercounter space for fridge.

Study
10'11 x 10'0
With radiator, single glazed double doors with window to either side to Conservatory.

Downstairs W.C
Comprising low level w.c, wash hand basin, radiator, single glazed frosted window with secondary glazing to the front.

Guest Room
17'5 x 10'7
With radiator, built-in wardrobe, single glazed window with secondary glazing to the front.

En-suite Bathroom
Comprising bath with shower attachment, pedestal wash hand basin, low level w.c, radiator, tiled floor, partly tiled walls, single glazed frosted window with secondary glazing to the rear.

First Floor Landing
With radiator, built-in double wardrobe, loft hatch.

Family Room/Bedroom
27'4 x 14'3
With three radiators, three single glazed windows with secondary glazing to the side.

Bedroom
14'7 x 10'10
With radiator, two built-in wardrobes, single glazed window to the front & side.

Bedroom
11'3 x 10'2
With radiator, double wardrobe, single glazed window to the side.

Bedroom
11'5 x 9'3
With radiator, built-in wardrobe, double glazed window to the front, single glazed window to the side.

Bedroom
11'5 x 8'10
With radiator, built-in wardrobe, single glazed window to the side.

Bathroom
Comprising bath, his & hers vanity wash hand basins, low level w.c, partly panelled walls, airing cupboard.

Shower Room
Comprising shower cubicle with electric shower, radiator, partly panelled walls, tiled floors.

Roof Terrace
Accessed from the rear with steps up to a private roof terrace, enclosed with railings.

Pool Changing Room
13'0 x 6'0
Located by the covered decked swimming pool, with shower cubicle, low level w.c, wash hand basin, panelled walls, single glazed double doors.

Outside
There are two driveways to access the property, one from St Helens Park Road and the other from Hillside Road which also gives access to the detached double garage. The garden is an external feature as it is secluded, enclosed and wraps around the property with various areas to include an area of lawn, a playground area, a number of patio areas, a decked area (which covers the swimming pool and could be reinstated if required) and a variety of mature hedges, flowerbeds and trees.

Garage
17'9 x 14'8
With up & over door. There is also ample parking and a driveway leading to Hillside Road.

NB
Council tax band: F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

