



St. Helens Road, Hastings TN34 2LQ

welcome to

St. Helens Road, Hastings

Welcome to the market this conveniently placed two bedroom flat set on the first floor of this period building. The flat in brief offers two double bedrooms, family bathroom, separate kitchen, large living room and views over arguably the most stunning part of Hastings.



Communal Entrance Hall

With stairs too;

Entrance Hall

With Doors too;

Kitchen

9' 9" x 8' 9" (2.97m x 2.67m)

Base and eye level fitted units, fitted oven, hob and extractor fan, space and plumbing for washing machine and fridge freezer.

Living Room

16' 5" x 13' 9" (5.00m x 4.19m)

Fully carpetted throughout with fantastic views out to park offering a large spacious accommodation with bay window to the front aspect.

Bedroom One

13' 9" x 13' 5" (4.19m x 4.09m)

Large double bedroom with double glazed windows to the side and rear aspect and fully carpetted.

Bedroom Two

11' 10" x 11' 2" (3.61m x 3.40m)

Fully carpetted double bedroom with double glazed window to the rear aspect.

Bathroom

7' 10" x 7' 4" (2.39m x 2.24m)

Panelled bath with shower screen and electric shower over head, low level w/c and wash hand basin.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

St. Helens Road, Hastings

- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- PARKSIDE VIEWS
- MODERN FINISH THROUGHOUT
- ALEXANDRA PARK LOCATION

Tenure: Leasehold EPC Rating: C

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HAS120660 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex,
TN34 1BE



fox-and-sons.co.uk