



ESTATE AGENTS

**The Cairn, St Helen's Park Road, Hastings, TN34 2RH**

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**Offers In Excess Of £450,000**

Tucked away in a quiet location positioned on the outskirts of the picturesque St Helen's Woods is this RARELY AVAILABLE DETACHED TWO BEDROOM BUNGALOW occupying a ¼ of an acre plot with GARDENS EXTENDING OFF THE SIDE AND REAR offering PLENTY OF POTENTIAL TO IMPROVE/ EXTEND.

Currently the well-proportioned accommodation comprises a spacious entrance hall, LARGE TRIPLE ASPECT 26ft LOUNGE-DINING ROOM with LOVELY VIEWS and access to the garden, 16ft KITCHEN-BREAKFAST ROOM, TWO DOUBLE BEDROOMS, bathroom and a separate wc. There is also a LARGE LOFT SPACE which subject to planning permissions/ building regulations could be converted into a bedroom and bathroom.

Approached via an UNADOPTED ROAD on the edge of St Helen's Woods, the property does require some updating and modernisation but enjoys benefits including oil fired central heating and double glazed windows where stated. The LARGE GARDENS are in need of some cultivation and border onto St Helen's Woods and there are plenty of lovely walks nearby.

Located within easy reach of a number of popular schools, bus routes and the Conquest Hospital, this BUNGALOW offers an abundance of potential to improve and extend. Suitable for buyers looking for a HOME TO IMPROVE or even a development buyer looking to enhance the property for investment.

Please call the owners agents now to book your viewing to avoid disappointment.

#### **CANOPIED ENTRANCE PORCH**

Exterior light, part glazed front door to;

#### **SPACIOUS ENTRANCE HALL**

Cloaks cupboard, radiator, trap hatch to loft space, parquet flooring, cupboard with slatted shelving.

#### **KITCHEN-BREAKFAST ROOM**

16'6 max x 9'11 max (5.03m max x 3.02m max)

Double glazed windows to rear and side aspects, part tiled walls, stainless steel inset sink with stainless steel mixer tap over, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel cooker hood over inset four ring ceramic hob, stainless steel double oven and grill, space and plumbing for washing machine, built in larder cupboard, radiator, part double glazed door opening to rear garden, part glazed return door to hallway.

#### **LOUNGE-DINER**

26'11 max x 17' max (8.20m max x 5.18m max)

Double glazed windows to rear aspect, two radiators, brick feature fire surround with tiled hearth, windows to side aspect, double glazed sliding patio doors opening to patio, part glazed return door to hallway.

#### **BEDROOM ONE**

12'5 x 10'3 max (3.78m x 3.12m max)

Secondary glazed windows to front aspect, radiator, built in wardrobes with cupboards over, return door to hallway.

#### **BEDROOM TWO**

12'5 max x '10 max (3.78m max x '3.05m max )

Double glazed window to side aspect, built in wardrobes with cupboards over, radiator, return door to hallway.

#### **BATHROOM**

Double glazed window to front aspect, tiled walls, panelled bath with over bath shower, wash hand basin set into vanity unit beneath, radiator, tiled floor, electric wall heater, return door to hallway.

#### **SEPARATE WC**

Double glazed window to side aspect, tiled walls, low level wc, radiator, tiled floor, return door to hallway.

#### **UTILITY / GARDEN ROOM**

15'10 x 9'1 (4.83m x 2.77m)

Wash hand basin with tiled splashback, plumbing for washing machine, Worcester oil fired boiler providing central heating, electricity fuse board and meter, fluorescent light and return door to garden.

#### **FRONT GARDEN**

Laid to lawn with shrubs, carriage in and out driveway providing off road parking for multiple vehicles.

#### **REAR GARDEN**

A particular feature of the property extending to a large size with good sized patio area with steps down to gardens laid principally to lawns with mature trees and shrubs, bordering woodland, greenhouse, exterior light, side access, outbuilding to the side of the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		