

**RUSH  
WITT &  
WILSON**



**RUSH  
WITT &**

**233 St. Helens Road, Hastings, TN34 2NE  
Offers In Excess Of £375,000**

**This attractive three bedroom semi detached house is located within an elevated position opposite Alexandra Park and enjoys a 100ft rear garden and has the added benefit of a garage to the front. The property offers well appointed accommodation over two floors with an entrance hall, cloakroom/shower room/wc, bay fronted dining room open plan to a living room which features access to the rear garden via French doors. The kitchen offers a modern feel with ample space for appliances. To the first floor a galleried landing leads off to three bedrooms - two doubles and a single together with access to a bathroom/wc. Externally gardens are offered to front and rear with the rear garden being a particular feature due to its size with a 19' summerhouse to the far end. The location of the property is very favourable being directly opposite Alexandra Park with 109 acres of open green space and lakes as well as being central to a choice of schools and amenities as well as bus routes into Hastings town centre found just a short distance away.**





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

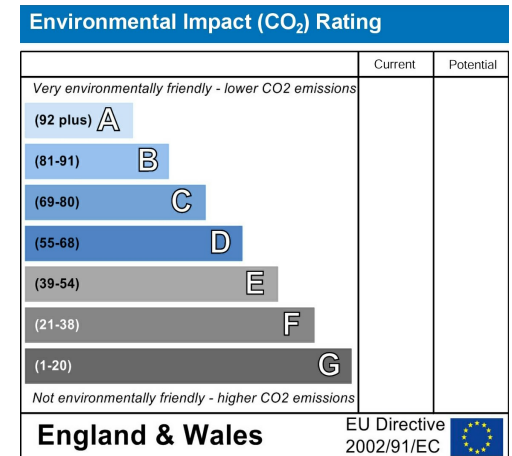
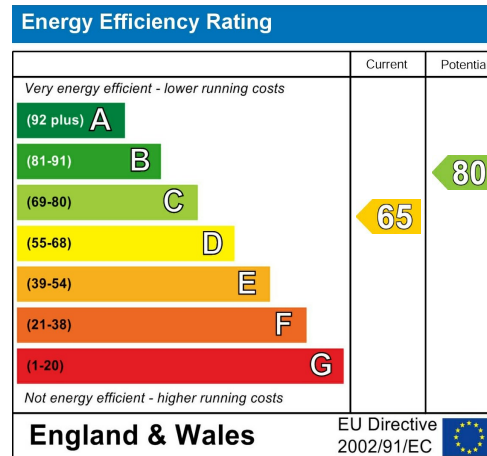
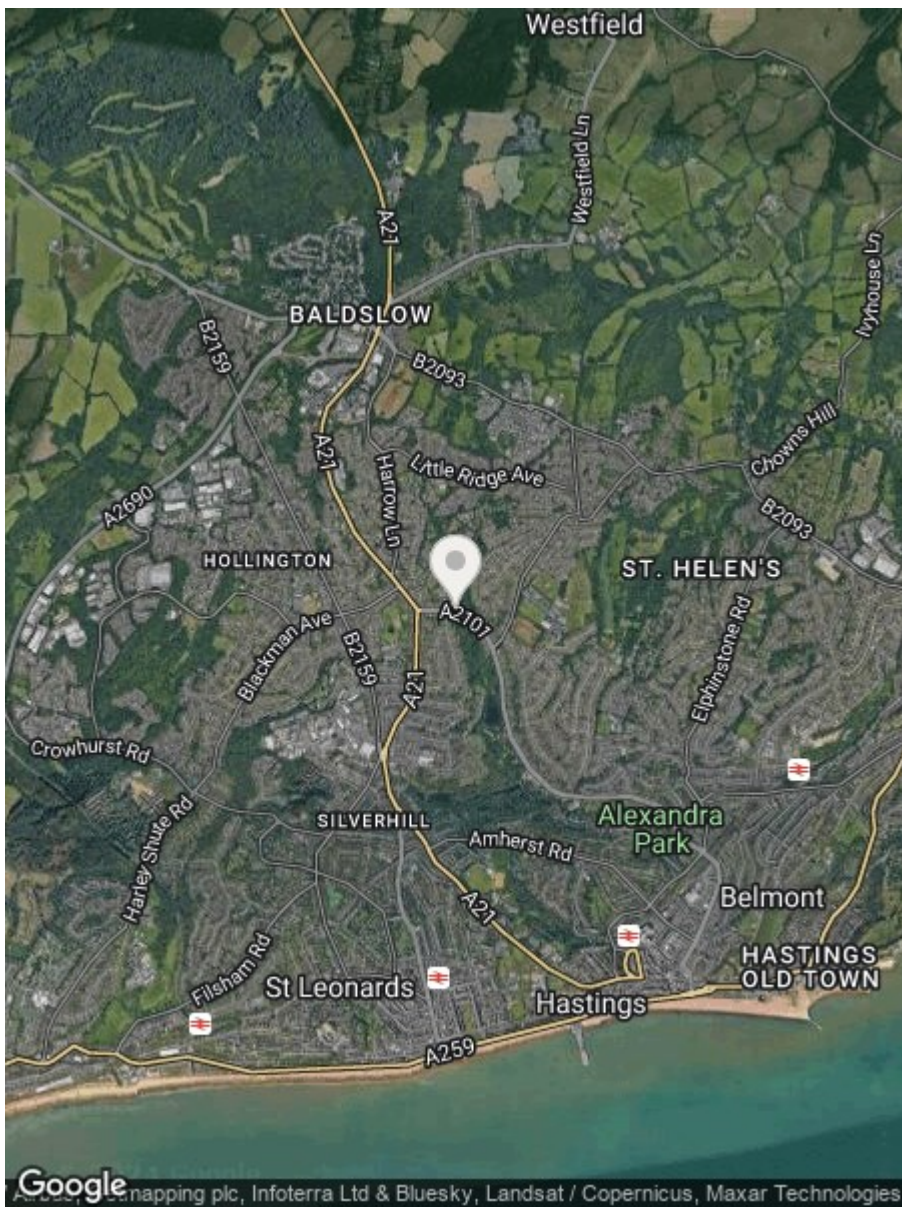
Approximate total area<sup>(1)</sup>

1294.32 ft<sup>2</sup>

120.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**