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**265 St. Helens Road, Hastings, TN34 2NF**  
**Guide Price £475,000 - £500,000**



**\*\*\* Guide Price £475,000 - £500,000\*\*\*** This substantial four bedroom 1930's detached house has the benefit of a 120ft level rear garden. The property offers accommodation comprising of entrance hall with utility cupboard, bay fronted reception room, feature open plan kitchen/diner with central island and bi fold doors that open to the rear garden, to the first floor four well proportioned bedrooms, and a bathroom/wc. Situated in a highly sought after location and is within easy reach of local schooling for all ages, bus routes and the picturesque Alexandra Park. Off road parking for multiple vehicles to the front and a superb rear garden. Early viewings are considered essential from those seeking a well proportioned family home and are strictly by appointment via appointed sole agents Rush Witt & Wilson.

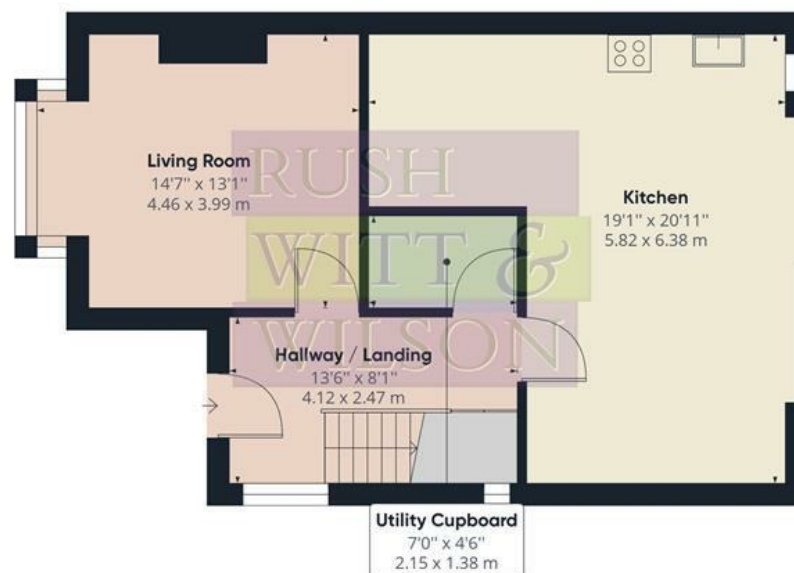












**Floor 0** Building 1



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

1277.40 ft<sup>2</sup>

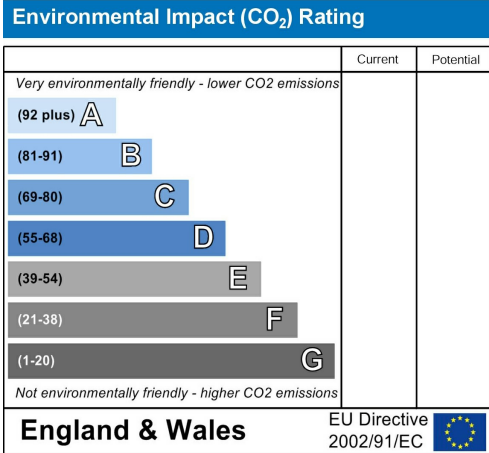
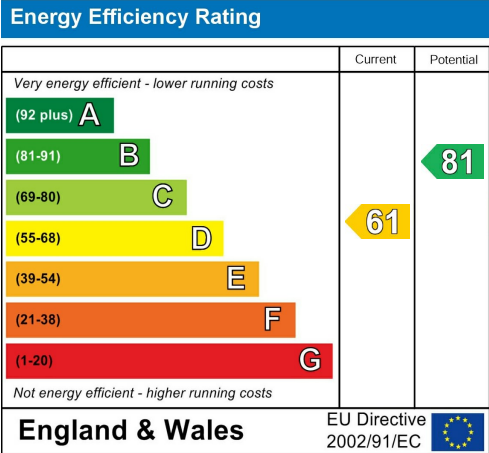
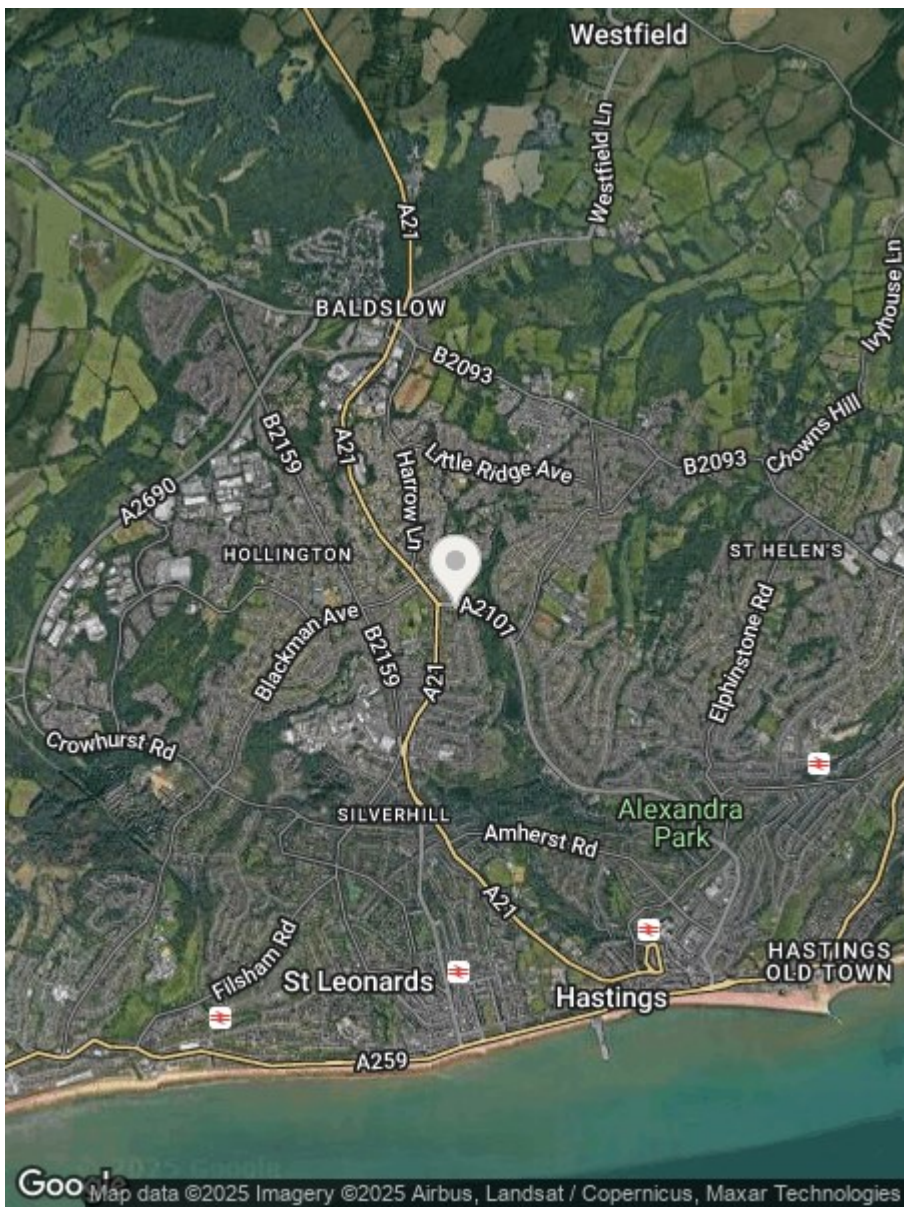
118.67 m<sup>2</sup>

(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.

**GIRAFFE360**





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