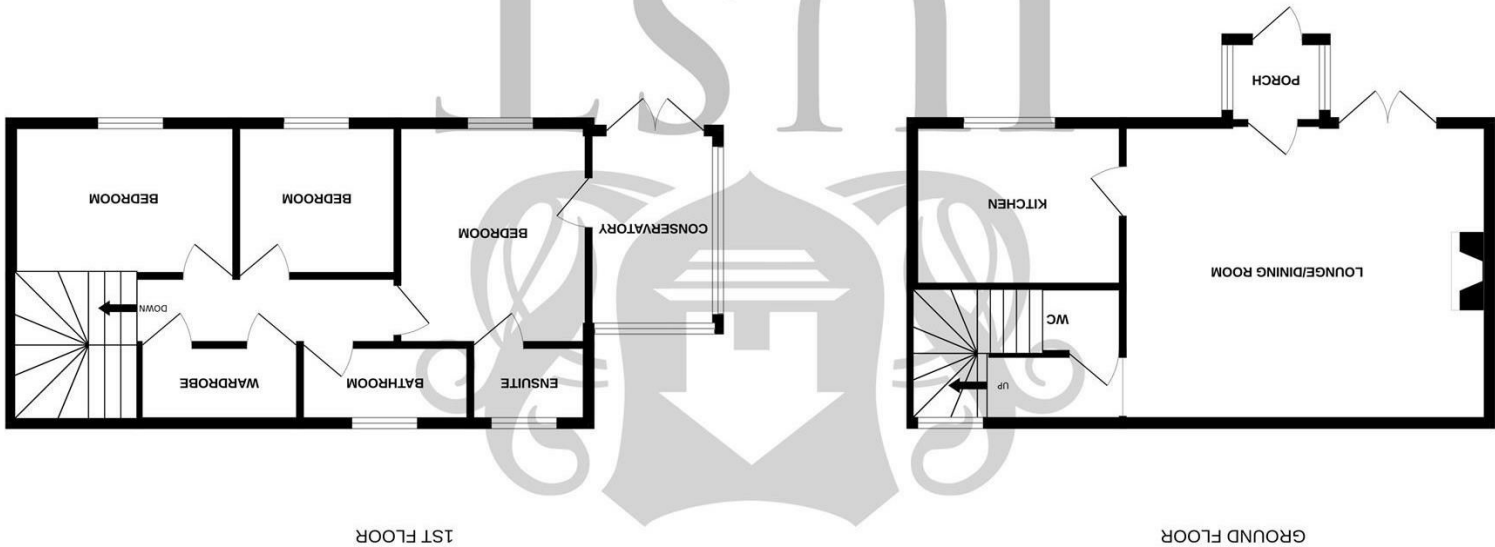


Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

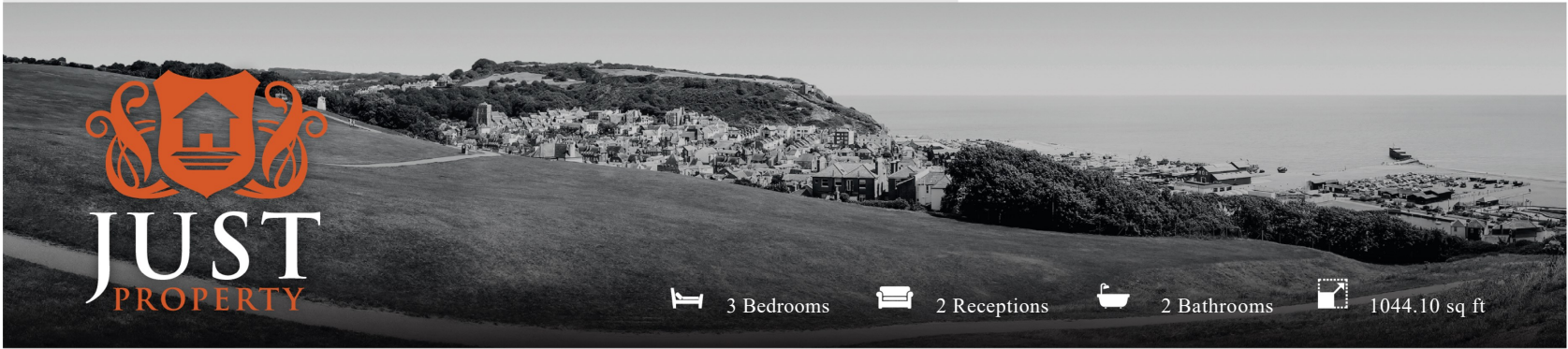
England & Wales		EU Directive
2002/91/EC		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	Current	73
	Potential	84



## FLOORPLANS

1A St. Helens Down, Hastings, TN34 2BG

[www.justproperty.net](http://www.justproperty.net)



1A St. Helens Down, Hastings, TN34 2BG

Freehold

£395,000







Freehold

£395,000



3 Bedrooms 2 Receptions 2 Bathrooms 1044.10 sq ft

## PROPERTY DETAILS

\*\*\*O.I.E.O £395,000\*\*\*

Nestled in the charming St. Helens Down area of Hastings, this delightful detached house offers a perfect blend of comfort and style. Boasting two reception rooms, three bedrooms, and two bathrooms spread across 1,044 sq ft, this property provides ample space for a growing family or those who love to entertain.

This home exudes modernity while maintaining a timeless appeal. The gated entrance and off-road parking not only ensure security but also add a touch of exclusivity to the property. Situated conveniently close to the town centre and the picturesque Alexandra Park, you'll have the best of both worlds - urban amenities and tranquil green spaces.

The quiet residential position of this house offers a peaceful retreat from the hustle and bustle of everyday life. Step outside to discover the beautifully landscaped gardens, perfect for relaxing in or hosting summer gatherings with friends and family. The property has gas fired central heating and double glazed windows, the conservatory is a fantastic places to relax and enjoy views of the garden.

If you're looking for a well-maintained property with a perfect balance of privacy and accessibility, this detached house in St. Helens Down is a must-see.

Don't miss out on the opportunity to make this house your home sweet home.



## ROOM DIMENSIONS

Front Door	En Suite Shower / WC
Entrance Porch	Family Bathroom
Lounge / Dining Room 19'10" x 17'3" (6.05 x 5.26)	Conservatory 19'9" x 9'3" (3.28 x 2.84)
Kitchen 9'8" x 9'8" (2.95 x 2.95)	Gated Entrance
Inner Hallway	Off Road Parking
Ground Floor WC / Storage	Patio Area
Stairs To Landing	Surrounding Gardens
Bedroom 9'8" x 9'8" (2.97 x 2.95)	Storage Shed
Bedroom 8'0" x 7'8" (2.46 x 2.34)	
Principle Bedroom 11'6" x 11'3" (3.53 x 3.43)	

## FEATURES

- Individual Detached Property
- Principle Bedroom With En Suite Shower / WC
- Off Road Parking
- Gated Entrance
- Landscaped Surrounding Gardens
- Wonderful Living Area With Open Fire
- Conservatory
- Three Bedrooms
- Full Of Character



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.