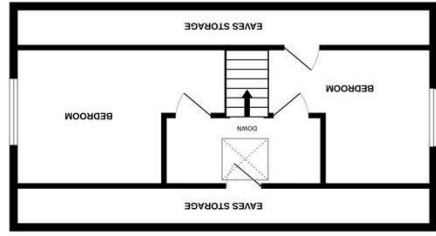
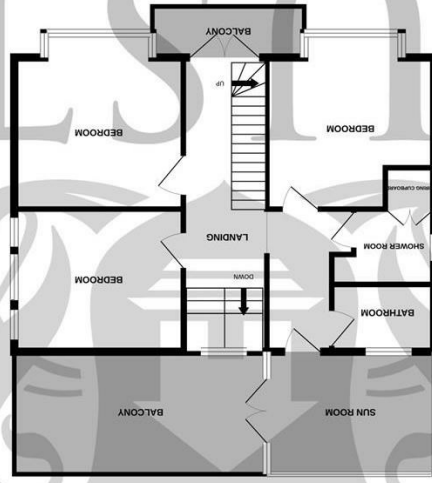


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	Potential

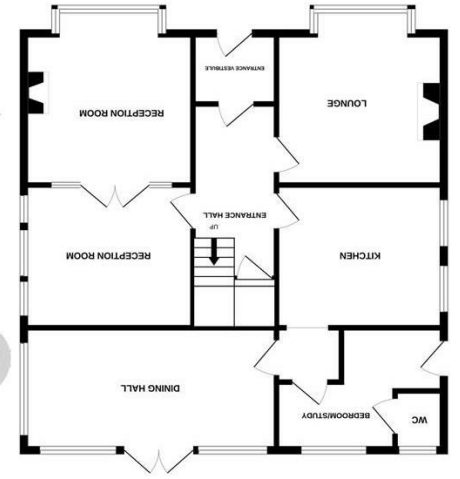
Energy Efficiency Rating



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

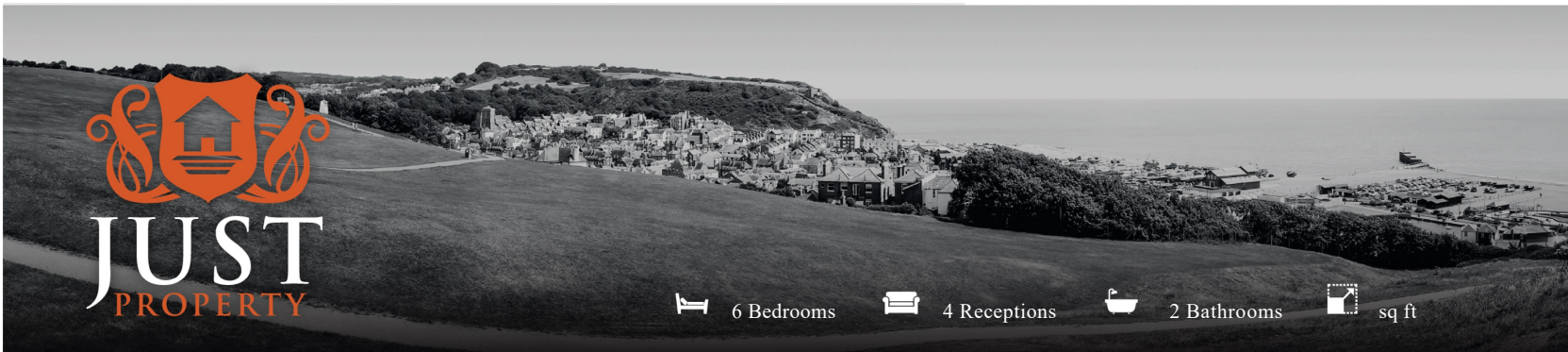
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FLOORPLANS

80 St. Helens Park Road, Hastings, TN34 2JJ

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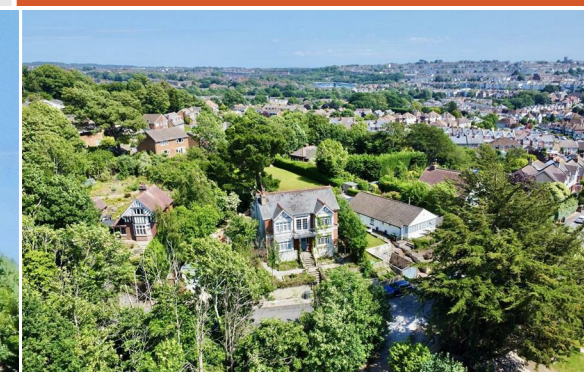


6 Bedrooms 4 Receptions 2 Bathrooms sq ft

80 St. Helens Park Road, Hastings, TN34 2JJ

Freehold

£575,000





Freehold

£575,000

6 Bedrooms 4 Receptions 2 Bathrooms sq ft

PROPERTY DETAILS

CHAIN FREE

Located in the highly sought-after St Helens Park Road, this substantial six-bedroom detached home offers a rare blend of timeless character and generous proportions. Set behind an elevated frontage, the property boasts immense curb appeal, with a grand façade, double garage, off-road parking, and front and rear courtyard gardens that enhance its stately presence.

A set of steps lead you to the front door, opening into an inviting entrance vestibule, which in turn flows through to a spacious hallway that sets the tone for the elegance throughout. The main lounge is a bright, airy space featuring stunning bay windows, high ceilings, and detailing, offering a tranquil retreat bathed in natural light. Adjacent to the lounge, two further reception rooms seamlessly connect via internal French doors, providing flexibility for family living or entertaining.

To the rear, the expansive kitchen is the heart of the home, complete with a central island and ample workspace. Off the kitchen, you'll find a versatile bedroom/study with en-suite WC, ideal for guests or working from home, and a generous 22'9" x 12'3" Dining Hall with direct access to the rear courtyard – perfect for indoor-outdoor living.

Continuing upstairs, the first floor boasts a generous landing, with a front-facing balcony, leading to three double bedrooms, two of which enjoy bay windows and lovely front-facing views. This level is served by a family bathroom, a separate shower room, and also features access to a rear-facing sunroom and balcony, overlooking the peaceful courtyard garden below.

Ascending to the second floor, two further well-proportioned bedrooms and extensive eaves storage complete this impressive home, offering flexible accommodation over three floors.

This property is an exceptionally rare opportunity to acquire a distinctive period property in one of Hastings' most desirable residential areas.

Please contact agents, Just Property, to arrange access.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	13'10" x 11'10" (4.22m x 3.63m)
Lounge	Bedroom
14'10" x 14'9" (4.54m x 4.52m)	14'11" x 13'9" (4.55m x 4.21m)
Kitchen	Bedroom
14'10" x 12'2" (4.53m x 3.73m)	14'5" x 12'7" (4.40m x 3.85m)
Dining Hall	Shower Room
22'9" x 12'3" (6.93m x 3.73m)	8'10" x 6'0" (2.70m x 1.85m)
Bedroom/Study	Bathroom
12'2" x 8'5" (3.73m x 2.59m)	10'1" x 7'8" (3.08m x 2.34m)
En-suite WC	Sun Room
Reception Room	Rear Balcony
13'10" x 11'9" (4.22m x 3.59m)	Stairs To Second Floor
Reception Room	Bedroom
15'1" x 13'8" (4.62m x 4.19m)	19'0" x 11'10" (5.80m x 3.61m)
Understair Storage	Bedroom
Stairs To First Floor	12'11" x 11'7" (3.95m x 3.55m)
Landing	Rear Courtyard Garden
Front Balcony	Double Garage & Off-Road Parking

FEATURES

- CHAIN FREE
- Six Bedroom Detached Family Home
- Impressive Curb Appeal
- Front/Rear Courtyard Gardens
- Double Garage & Off-Road Parking
- Bay Windows & High Ceilings
- Immense Potential
- Elevated Frontage
- Front/Rear Balconies
- 22'9" x 12'3" Dining Hall

