

PCM
ESTATE AGENTS

158, St. Helens Park Road, Hastings, TN34 2JN

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Offers Over £550,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this beautifully presented THREE/ FOUR BEDROOM CHALET STYLE FAMILY HOME, situated on one of Hastings most sought-after and PRIVATE ROAD's, enjoying easy access and PICTURESQUE VIEWS across to St Helens Woods.

Accommodation is arranged over two floors comprising a STUNNING OPEN PLAN LOUNGE-DINER with BI-FOLDING DOORS opening to the rear garden, creating an ideal space for entertaining whilst allowing an abundance of natural light to flow through from the DUAL ASPECT windows. The ground floor also benefits from a NEWLY FITTED KITCHEN with INTEGRATED APPLIANCES and a BEDROOM/ RECEPTION ROOM with views towards St Helens Woods and a MODERN FAMILY BATHROOM. To the first floor there is a DUAL ASPECT MASTER BEDROOM featuring a FREESTANDING BATH, TWO FURTHER BEDROOMS and a contemporary fitted SHOWER ROOM.

Externally the property benefits from a GARAGE with power and lighting, OFF ROAD PARKING and a FAMILY FRIENDLY REAR GARDEN, ideal for entertaining and further boasting an outdoor HOME OFFICE/ GYM complete with power and lighting.

Located within walking distance of St Helens Woods, offering an array of scenic walks and wildlife. Viewing comes highly recommended via PCM Estate Agents, please contact us now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE PORCH
Ample space for coats and shoes, further door opening to:

ENTRANCE HALL
Spacious with stairs rising to the first floor accommodation with glass balustrade, radiator, wall mounted thermostat, access to under stairs storage cupboard providing ample space for coats and shoes, door opening to:

LOUNGE
17'9 x 12'2 (5.41m x 3.71m)
Feature wood burning stove, fireplace with tiled hearth, radiator, double glazed window to front aspect, opening to:

DINING ROOM
14' x 8'3 (4.27m x 2.51m)
Ample space for family dining and entertaining, double glazed bi-folding doors opening up onto the garden, radiator return door to hallway.

KITCHEN
12'8 x 8'2 (3.86m x 2.49m)
Newly fitted with a range of eye and base level units having integrated appliances including fridge freezer, dishwasher, washing machine and wine cooler, two electric ovens with a five ring gas stove above and extractor, part tiled walls, double glazed window to rear aspect providing a pleasant outlook onto the garden, personal door to side opening to the garden.

BEDROOM/ STUDY
12'9 x 12'3 (3.89m x 3.73m)
Radiator, double glazed window to front aspect.

DOWNSTAIRS BATHROOM
Panelled bath with mixer tap, separate freestanding double walk-in shower with waterfall style shower head, low level dual flush wc, sink with mixer tap and storage beneath, tiled walls, chrome style towel rail, double glazed frosted window to rear aspect.

FIRST FLOOR LANDING
Double glazed window to front aspect providing pleasant views out towards St Helens Woods.

MASTER BEDROOM
17'9 x 12'1 (5.41m x 3.68m)
Providing access to loft, eaves storage, open bath suite with freestanding bath having mixer tap and separate shower attachment, radiator, double glazed windows to front and side aspect with the front providing pleasant views onto St Helens Woods.

BEDROOM
12'9 max x 9'6 (3.89m max x 2.90m)
Storage alcove, radiator, dual aspect with double glazed windows to side and front aspects, providing views out onto St Helens Woods.

BEDROOM
11'5 max x 7'3 max (3.48m max x 2.21m max)
Built in wardrobes, radiator, double glazed window to rear aspect providing pleasant views onto the garden.

SHOWER ROOM
Walk in double shower with rain waterfall style shower head, dual flush wc, wash basin with mixer tap and storage beneath, vanity mirror, extractor fan, chrome style towel rail, frosted double glazed window to rear aspect.

GARAGE
Electric up and over door, power and light. Currently housing the boiler.

OUTSIDE - FRONT
Off road parking for multiple vehicles, good sized area of lawn, steps up to the front door.

REAR GARDEN
Exceptionally well-maintained and ideal for outdoor entertaining and family living. Composite decking providing ample space for outdoor dining in the summer months, steps up to an area of level lawn, providing access to an outdoor shed which is currently being used as a gym, but could be utilised as a study or home office as has power and light along with an electric radiator. The garden has an array of mature trees and shrubs providing privacy and a side access gate to the front of the property.

Council Tax Band: E

















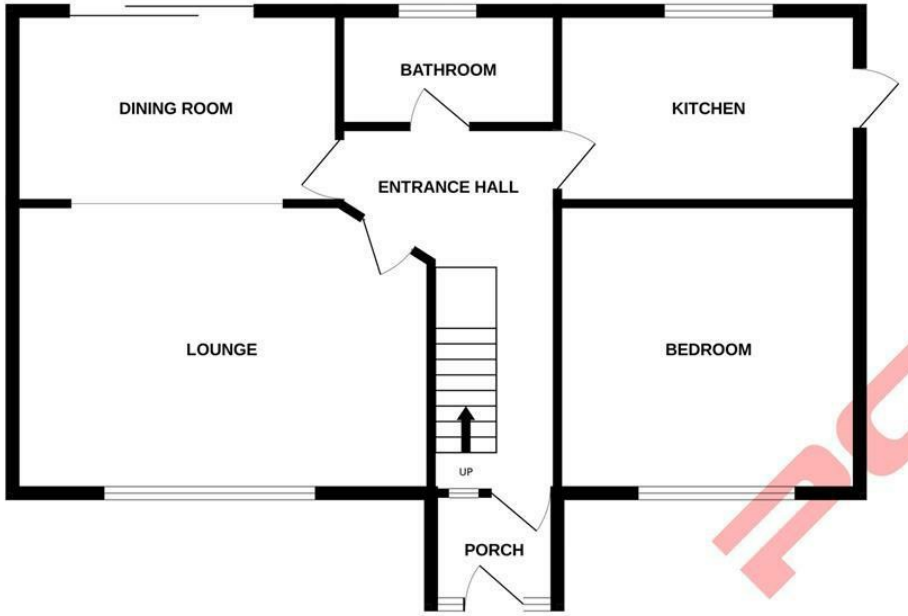




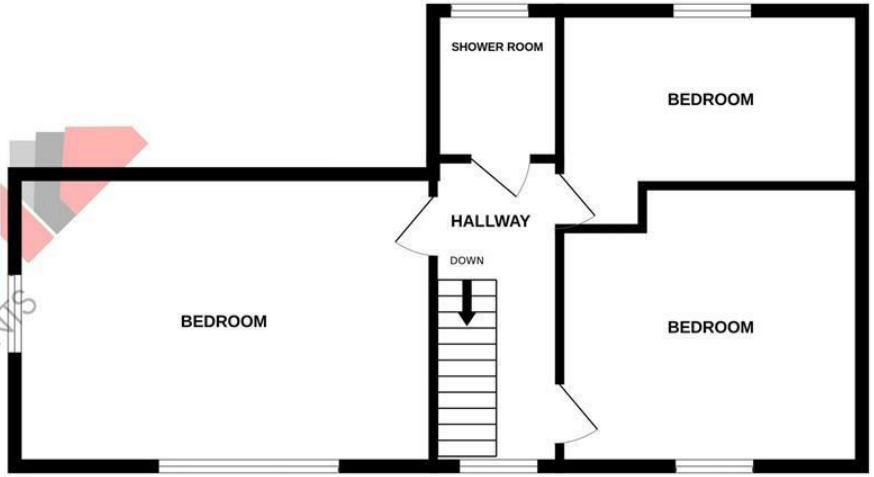




GROUND FLOOR

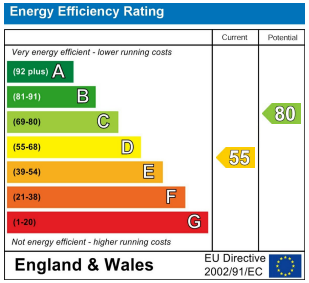


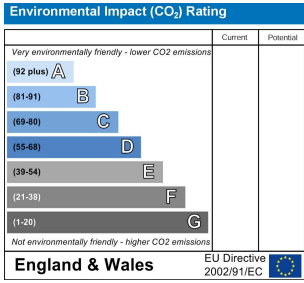
1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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