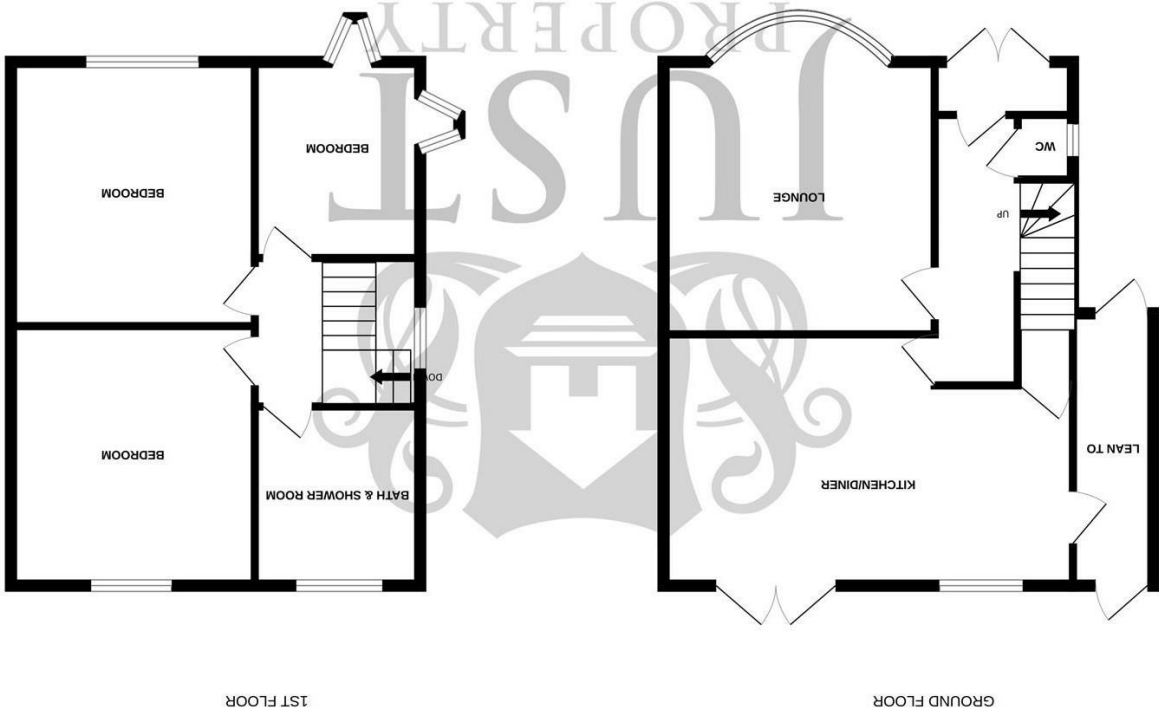




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	59	77
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

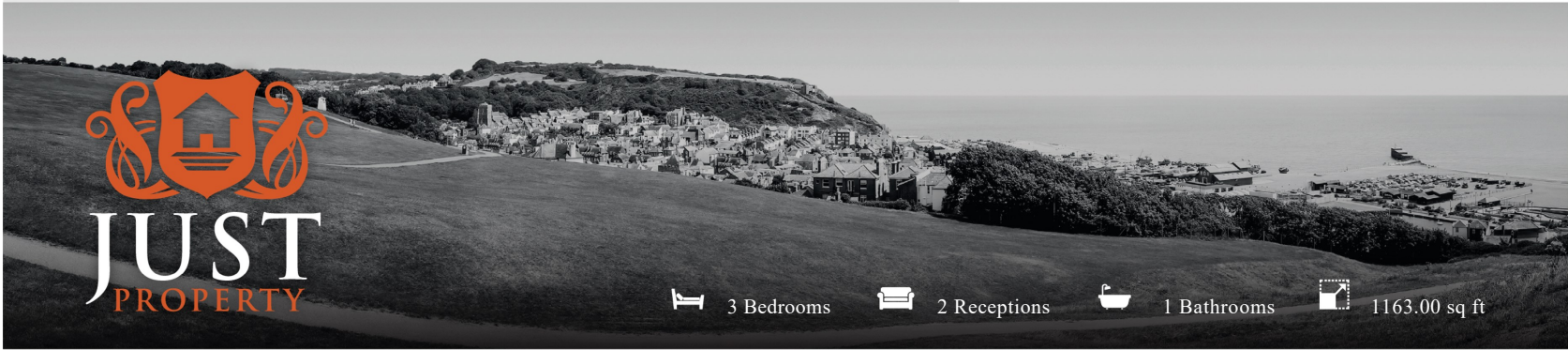


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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3 Bedrooms 2 Receptions 1 Bathrooms 1163.00 sq ft

170 St. Helens Road, Hastings, TN34 2EH

Freehold

£350,000





Freehold

£350,000

3 Bedrooms 2 Receptions 1 Bathrooms 1163.00 sq ft

PROPERTY DETAILS

OFFERS IN THE REGION OF £350,000

Set in an enviable position directly opposite the beautiful Alexandra Park, this stylish 1930s bay-fronted semi-detached home offers the perfect blend of character, comfort, and convenience. Ideally located within easy reach of Hastings town centre, the seafront, local schools, and the mainline railway station, this is a home that truly embraces the best of Hastings living.

The property enjoys an elevated position with wonderful views across the park and features bright, well-presented accommodation throughout. The bay-fronted sitting room provides a welcoming space to relax, while the open-plan L-shaped kitchen and dining area is ideal for family life and entertaining. There is also a useful adjoining lean to / utility room and a downstairs cloakroom/WC. Upstairs, you'll find three comfortable bedrooms and a modern family bathroom complete with a separate shower cubicle. There is also a loft space with floorboards ready for conversion.

The rear garden is a real highlight — extending to around 100ft with a generous lawn and patio area, perfect for outdoor dining and enjoying the sun.

With double glazing, gas-fired central heating, and its highly desirable location, this is a home ready to move straight into and enjoy. Early viewing is strongly recommended to appreciate all it has to offer.

ROOM DIMENSIONS

Porch Door	Bedroom
Front Door	32'9" x 16'4" x 22'11" x 36'1" (10'5 x 7'11)
Hallway	Bath/ Shower Room
WC	26'2" x 6'6" x 22'11" x 36'1" (8'2 x 7'11)
Living Room	Front Garden
14'8 x 11'5 (4.47m x 3.48m)	Rear Garden
Kitchen / Dining Room	Storage Building
19'7 x 12'4 (5.97m x 3.76m)	
Lean To	
15'8 x 4'1 (4.78m x 1.24m)	
Stairs To First Floor Landing	
Principle Bedroom	
12'6 x 11'5 (3.81m x 3.48m)	
Bedroom	
12'4 x 11'5 (3.76m x 3.48m)	

FEATURES

- Fantastic Position
- Directly Opposite Alexandra Park and Reservoir
- Three Bedroom Semi Detached House
- Front and Rear Gardens
- Brick Built Outhouse
- Close To Schools and Shops
- Open Plan Kitchen and Dining Room
- Gas Heating and Double Glazed Windows
- Useful Ground Floor WC
- Bath and Shower Room



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.