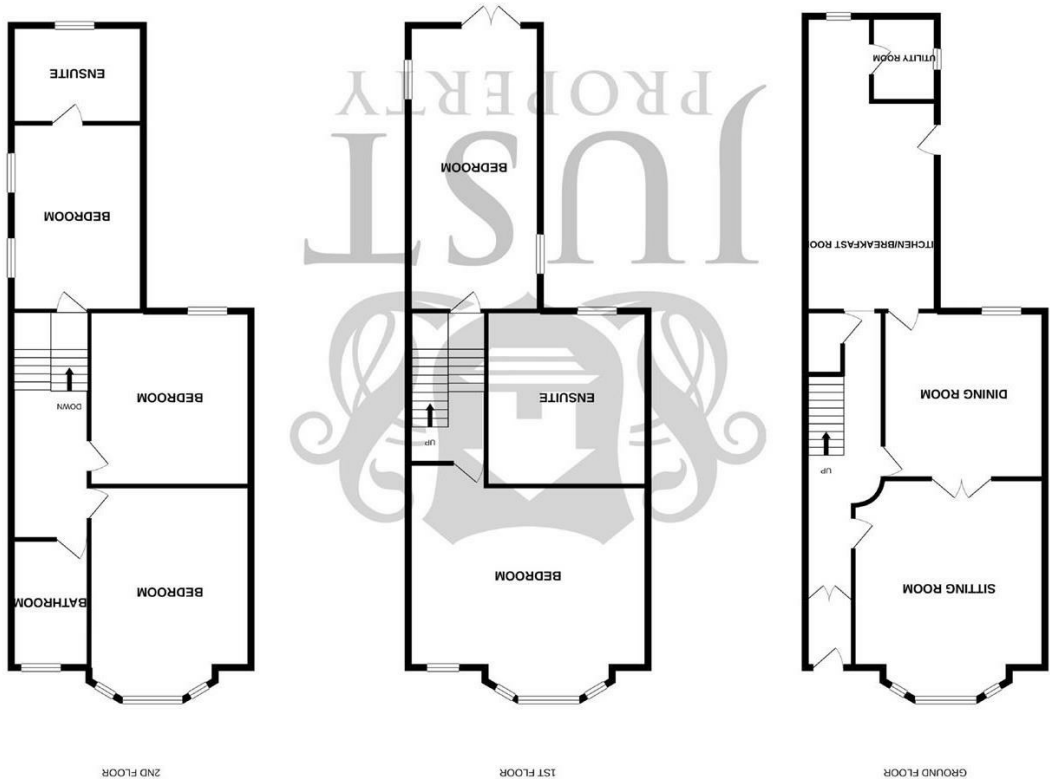




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	79	61
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

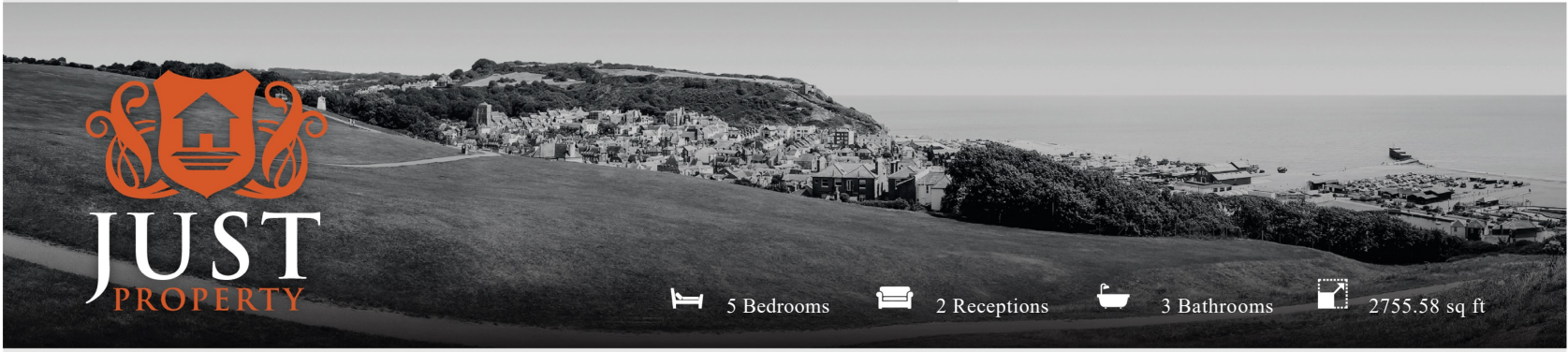


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used 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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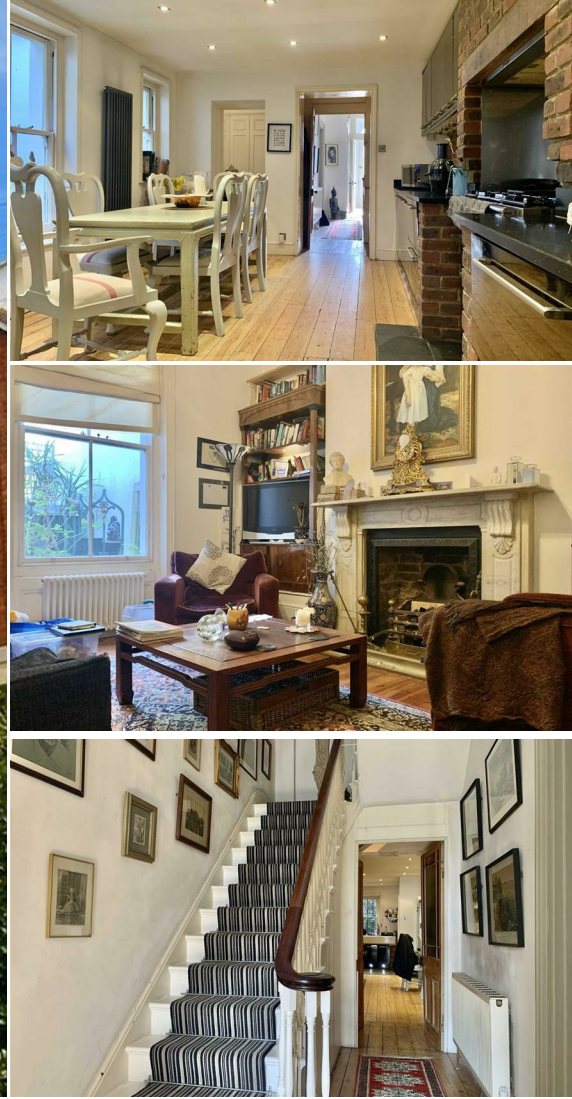


5 Bedrooms 2 Receptions 3 Bathrooms 2755.58 sq ft

73 St Helens Road, Hastings, TN34 2LN

Freehold

£695,000





Freehold

£695,000



5 Bedrooms



2 Receptions



3 Bathrooms



2755.58 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this impressive five-bedroom bay and balcony-fronted late Victorian residence, enviably positioned directly opposite the stunning Alexandra Park and within easy walking distance of Hastings town centre, the seafront and the mainline railway station with direct links to London.

Arranged over three spacious floors, this elegant period home offers a wealth of character, generous proportions and versatile accommodation ideal for family living. The ground floor features two bright and welcoming reception rooms together with a superb 24ft kitchen/breakfast room, complemented by a useful utility area to the rear.

The first floor is home to a magnificent principal bedroom suite, complete with a large en-suite bathroom and a private balcony enjoying elevated views across Alexandra Park. Also on this level is an impressive 23ft bedroom with direct access to the rear garden, offering flexibility as a guest suite, home office or additional reception space.

The second floor provides a further bedroom with en-suite facilities, two additional double bedrooms and a well-appointed family bathroom.

Further benefits include a substantial basement storage area measuring approximately 29ft in length, accessed from beneath the staircase, and a long rear garden predominantly laid to lawn with several seating and entertaining areas, creating an ideal space for outdoor enjoyment.

Combining period charm, generous accommodation and a highly sought-after location, this property does require some updating but is not to be missed. Viewing is highly recommended and strictly by appointment with sole agents, Just Property.



ROOM DIMENSIONS

Entrance Hall

Sitting Room
18'5" x 16'0" (5.61 x 4.88)

Dining Room
14'0" x 13'7" (4.27 x 4.14)

Kitchen/Breakfast Room
24'9" x 11'5" (7.54 x 3.48)

Utility Room/W.C
7'0" x 5'6" (2.13 x 1.68)

Half Landing

Bedroom
23'6" x 11'6" (7.16 x 3.51)

First Floor Landing

Bedroom
20'10" x 17'14" (6.35 x 5.54)

En-Suite Bathroom
14'5" x 13'11" (4.39 x 4.24)

Half Landing.

Bedroom

15'8" x 12'4" (4.78 x 3.76)

En-Suite Bathroom
12'3" x 8'2" (3.73 x 2.49)

Second Floor Landing

Bedroom
14'8" x 14'3" (4.47 x 4.34)

Bedroom
17'11" x 13'4" (5.46 x 4.06)

Family Bathroom
10'8" x 7'1" (3.25 x 2.16)

Basement
29'0" x 6'8" (8.84 x 2.03)

Front Garden

Rear Garden

FEATURES

- Attractive Property
- Five Bedrooms
- Three Floors
- Directly Opposite Park
- Good Sized Garden
- Kitchen/Breakfast Room
- Two Reception Rooms
- Basement
- Period Features
- Two En-Suites



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.