

**RUSH
WITT &
WILSON**



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58 St. Helens Park Road, Hastings, TN34 2JJ
Offers In Excess Of £600,000 Freehold

****CHAIN FREE****

Welcoming to the market this semi-detached Victorian five-bedroom property. The property is split over three floors, with multiple reception rooms, a large basement and five bedrooms. The basement provides three rooms, with the largest running the width of the property at almost 8 metres long. The ground floor centres around a large entrance hall with a shower room, a large lounge and dining room to the front of the property and a breakfast room, large kitchen and utility room leading out to the front. The first floor opens onto a large landing with a skylight and comprises a family bathroom and five bedrooms, one of which benefits from a small balcony and four of which are large doubles. To the rear of the garden is an 8 metre semi-detached coach house split over two floors. Situated in the popular Blacklands area and close to St Helens Woods, a great primary school and nurseries. Only a short walk to Alexandra Park and a 15-minute walk into Hastings Town Centre and a further five onto the seafront. Close to major bus routes in and out of Hastings, with The Ridge and A21 into London easily accessible. Call us to arrange your visit of this home with an abundance of opportunity to improve.









Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

260.3 m²

2803 ft²

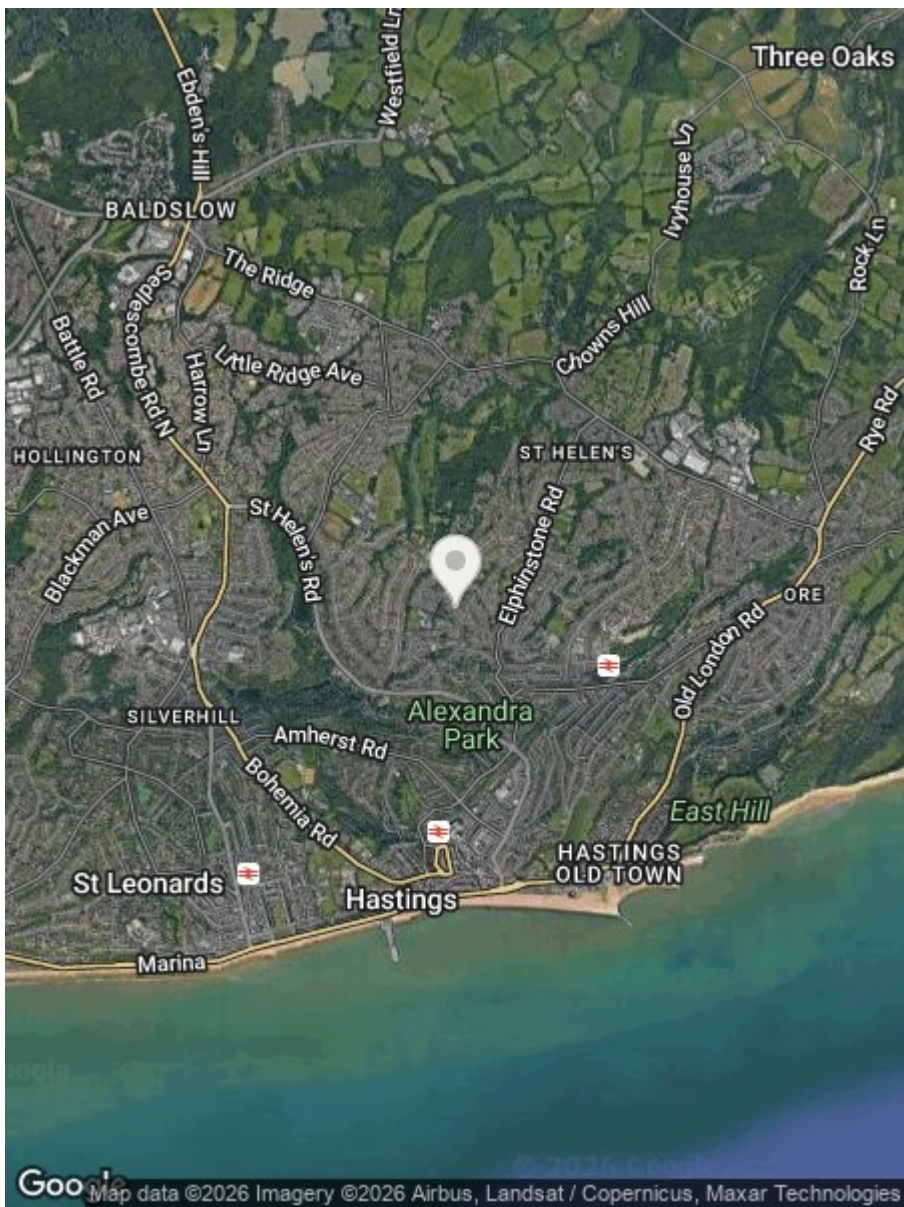
Balconies and terraces

3.2 m²

34 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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