



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## St. Helens Down, Hastings, TN34 2BG

CHAIN FREE - DETACHED 3 BEDROOM BUNGALOW

Home + Castle are pleased to advertise this very nicely presented, CHAIN FREE, 3 bedroom detached bungalow with garage and block paved drive offering off-road parking for 3 vehicles. Mature well maintained gardens front and rear. Gas central heating and double glazing. Sought after St Helens Wood location with local shop and bus services close by.

**FOR SALE**

**£425,000**

### Front of Property

Low level brick wall, mature well maintained front garden with area of lawn, shrubs, trees and borders for planting. Block paved driveway offering parking for 3 vehicles to front and side of property. Pathway leads to entrance porch with another leading to side of property. Gated access to rear from both sides.

### Entrance Porch 4'3" x 4'2" (1.30m x 1.27m)

Double glazed window to front, ceiling light, tiled floor and door to hallway.

### Hallway 18'1" x 4'9" (5.51m x 1.45m)

Spacious hallway, airing cupboard plus another for coats and shoes, pendant light, power points, BT point, radiator, carpet and hatch to insulated loft.

### Kitchen 10' x 8'7" (3.05m x 2.62m)

Wall cupboards, base units, stainless steel sink, built-in double oven, gas hob, plumbing for washing machine, space for under counter fridge, under-cupboard lighting, power points, radiator, part tiled walls, ceiling spot lights and vinyl flooring. Half glazed door to side of property.

### Lounge Diner 18'2" x 10'4" (5.54m x 3.15m)

Fireplace with electric inset, power points, TV aerial point, ceiling light, radiators x 2, carpet and double glazed window to front garden.

### Bedroom 1 14' x 9'11" (4.27m x 3.02m)

Built-in wardrobes, dressing table and drawers. Radiator, pendant light, power points, BT point, carpet and double glazed window to rear garden.

### Bedroom 2 12' x 9'11" (3.66m x 3.02m)

Radiator, pendant light, power points, carpet and double glazed window to rear garden.

### Bedroom 3 8'6" x 7' (2.59m x 2.13m)

Radiator, pendant light, power points, carpet and double glazed window to side of property.

### Shower Room 8'5" max x 5'11" max (2.57m max x 1.80m max)

Walk-in shower with seat, basin, WC, wall cabinet, towel rails, radiator, vinyl flooring and opaque double glazed window to side of property.

### Sun Room 9'9" x 7'7" (2.97m x 2.31m)

Dual aspect, tiled floor, ceiling light, power points and double glazed door to rear garden. Door leads to garage.

### Garage 18'11" x 8'7" (5.77m x 2.62m)

Up and over door, lighting, power points, concrete floor, wall cupboards, electric meter and door to sun room.

### Rear of Property

Well maintained, triangular shaped garden with lawn,

mature shrubs, trees and hedging. Patio area 12'3" x 11'3" and shed at rear of garden for storage. Gates both sides lead to front of property.

### Location

Sought after location with St Helens Wood a short walk away, local Spar shop round the corner and bus services close by. For those who like to support local football, the Pilot Field home of Hastings United, currently playing in the Isthmian League, is a 10 minute walk.

### Additional Information

Energy Performance Rating D.

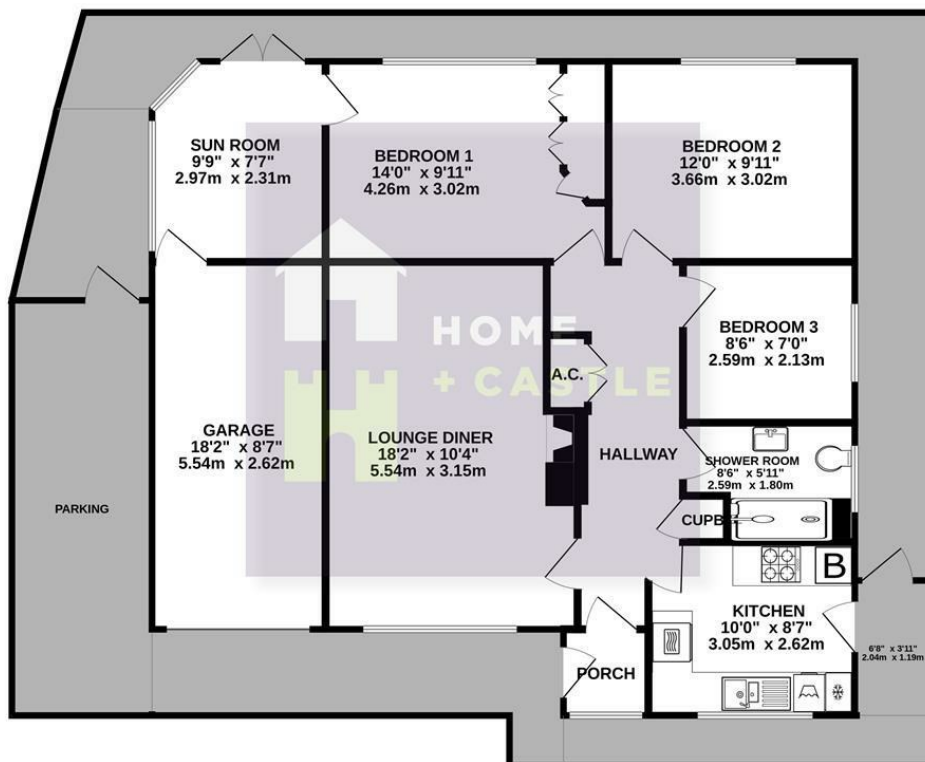
Council Tax Band D.

### Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

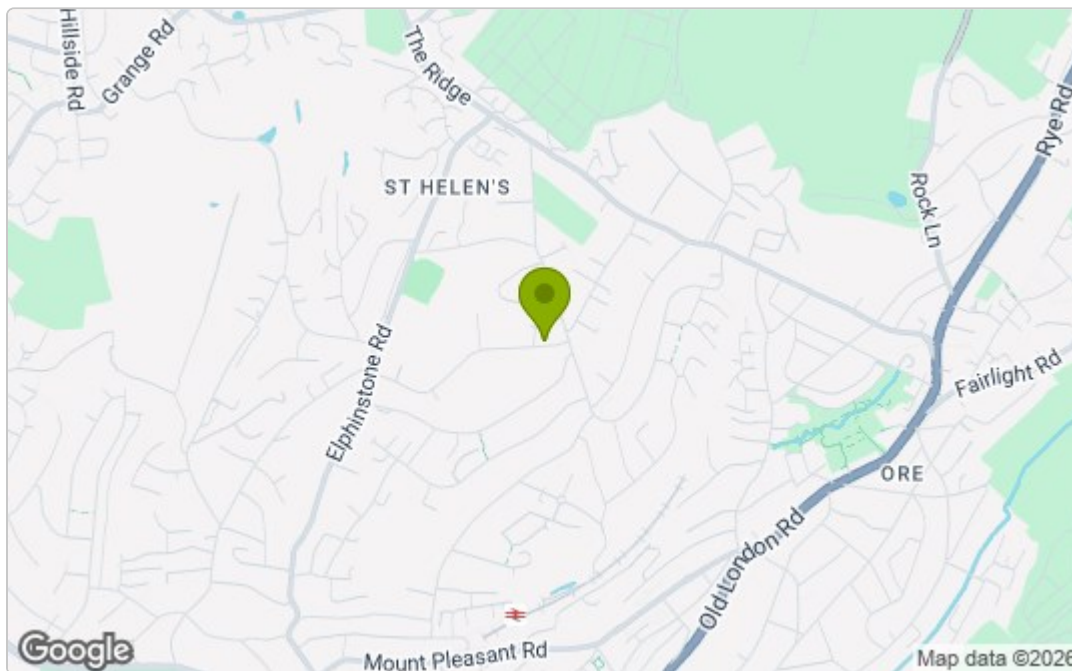
# Floor Plan

3 BEDROOM BUNGALOW  
1024 sq.ft. (95.1 sq.m.) approx.

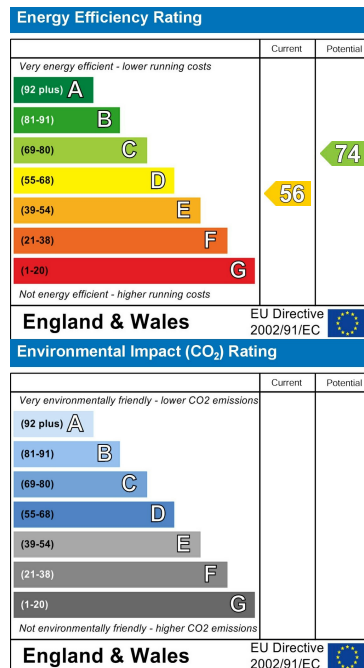


3 BEDROOM DETACHED BUNGALOW  
TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.