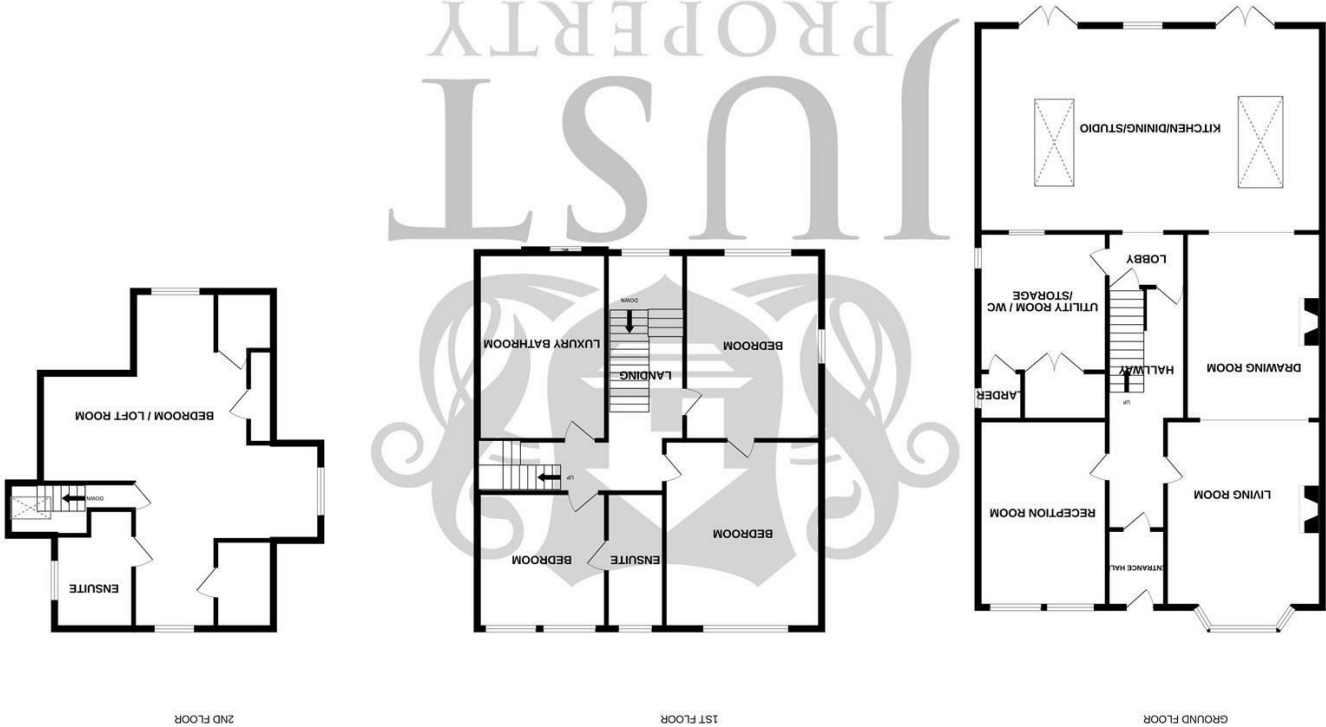
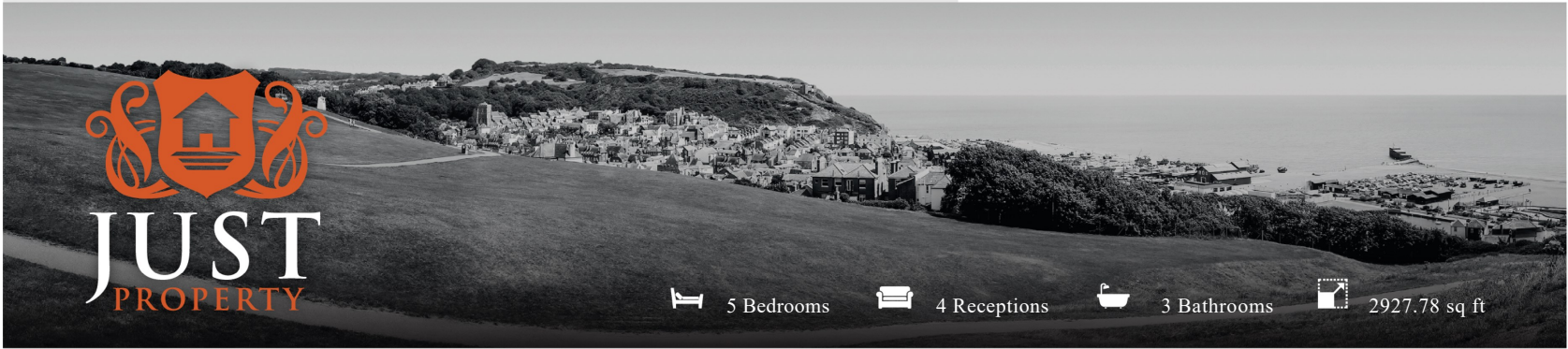




| England & Wales          |                                             |             |
|--------------------------|---------------------------------------------|-------------|
| EU Directive 2002/91/EC  |                                             |             |
| Energy Efficiency Rating | Very energy efficient - lower running costs | A (92 plus) |
|                          |                                             | B (81-91)   |
|                          |                                             | C (69-80)   |
|                          |                                             | D (55-68)   |
|                          |                                             | E (39-54)   |
|                          |                                             | F (21-38)   |
|                          | Not energy efficient - higher running costs | G (1-20)    |
| Current                  |                                             | 61          |
| Potential                |                                             | 75          |



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5 Bedrooms 4 Receptions 3 Bathrooms 2927.78 sq ft

63 St. Helens Park Road,, Hastings, TN34 2JJ

Freehold

£1,395,000







Freehold

£1,395,000

5 Bedrooms 4 Receptions 3 Bathrooms 2927.78 sq ft

## PROPERTY DETAILS

An exceptional detached period residence, beautifully presented throughout and occupying a prestigious position within the highly sought-after St Helens Park area of Hastings.

Perfectly positioned close to Alexandra Park, St Helens Woods, the seafront, Hastings town centre and the historic Old Town, this outstanding family home offers an enviable lifestyle in one of the town's most desirable locations.

Lovingly restored and enhanced by the current owners, the property seamlessly blends elegant period character with stylish contemporary living, retaining a wealth of original features including ornate cornicing, stripped wooden floorboards and feature fireplaces.

The accommodation comprises a welcoming entrance hall, an elegant reception room, a beautiful living room opening into the drawing room, and an impressive open-plan kitchen, dining and family space created by a substantial rear extension. French doors open onto the stunning rear garden, while a utility room with WC completes the ground floor.

The first floor offers three generous double bedrooms, including a principal bedroom and a luxurious family bathroom featuring both a bath and separate shower. The second floor provides a further double bedroom with en-suite facilities and excellent storage.

Outside, the property enjoys off-road parking and a mature front garden offering privacy from the road. The magnificent rear garden is beautifully landscaped with established trees, colourful planting, a productive vegetable garden, a wood-fired pizza oven, a detached cabin ideal as a home office, studio or occasional guest accommodation, and several peaceful seating areas, creating a wonderful space for both entertaining and relaxation.

Homes of this calibre, combining timeless character, exceptional presentation and a prime location, rarely come to the market. Viewing is highly recommended through the vendor's sole agents, Just Property.



## ROOM DIMENSIONS

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Front Door                          | En Suite                              |
| Entrance Porch                      | 10'7" x 4'8" (3.25 x 1.43)            |
| Hallway                             | Bath & Shower Room                    |
| Living Room                         | 12'3" x 10'5" (3.74 x 3.19)           |
| Drawing Room                        | Stairs Up To                          |
| 15'1" x 11'10" (4.61 x 3.62)        | Bedroom / Loft Room / Gym             |
| Reception Room                      | 29'10" x 15'11" max (9.10 x 4.87 max) |
| 18'6" x 10'8" (5.66 x 3.26)         | En Suite Shower Room                  |
| Utility Room / WC / Storage         | Front Garden                          |
| 12'6" x 10'9" (3.83 x 3.30)         | Off Road Parking                      |
| Rear Lobby                          | Patio Area                            |
| Open Plan Kitchen / Dining / Studio | Extensive Rear Garden                 |
| 27'0" x 19'8" (8.23 x 6.00)         | Vegetable Plot                        |
| Stairs Up To Landing                | Garden Cabin                          |
| Bedroom                             |                                       |
| 16'2" x 12'11" (4.94 x 3.94)        |                                       |
| Bedroom                             |                                       |
| 15'8" x 11'5" (4.78 x 3.49)         |                                       |
| Bedroom                             |                                       |
| 12'8" x 10'5" (3.88 x 3.20)         |                                       |

## FEATURES

- Beautiful Detached Period Family Home
- Nearly 3000 Sq Ft
- Five Bedrooms
- Three Bathrooms
- Three Reception Room
- Open Plan Kitchen / Dining / Studio Space
- Gorgeous Interiors
- Off Road Parking
- Extensive Rear Garden With Mature Planting
- Unique One Home That Must Be Viewed



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.