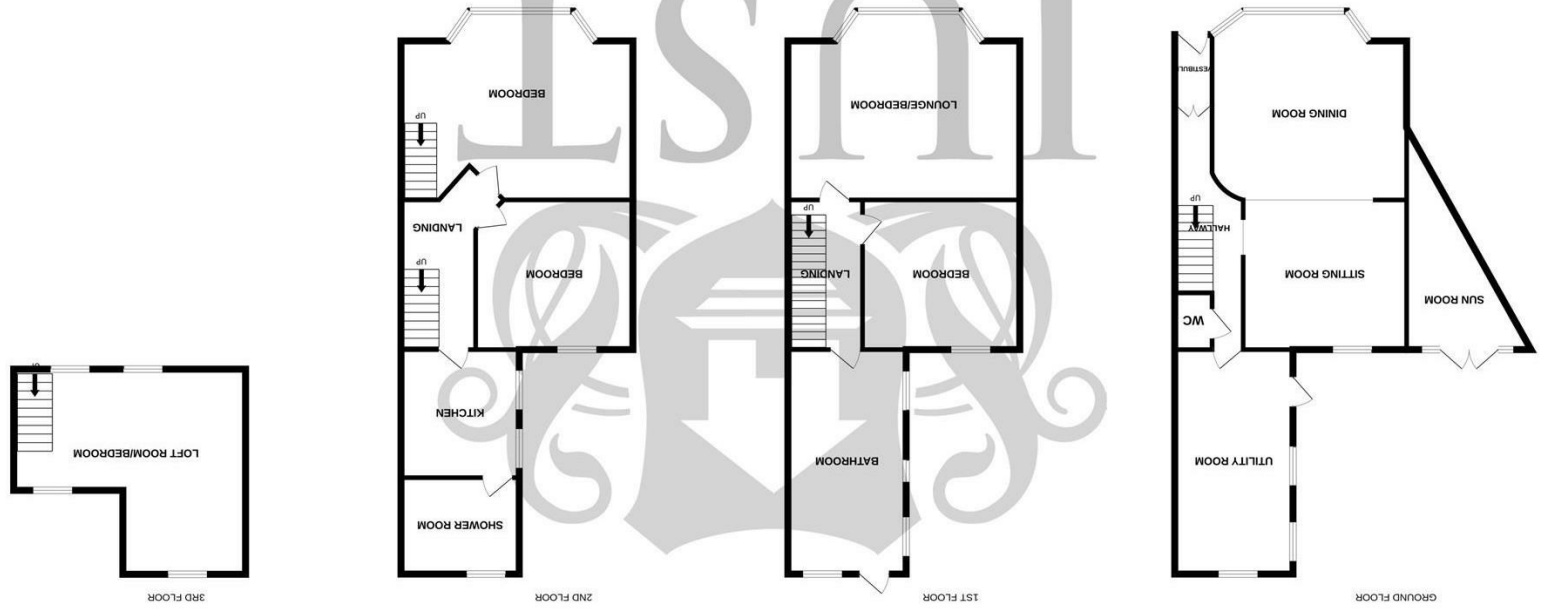


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Less energy efficient - higher running costs	D (55-68)
Not energy efficient - higher running costs	E (39-54)
	F (21-38)
	G (1-20)
Current	58
Potential	74



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

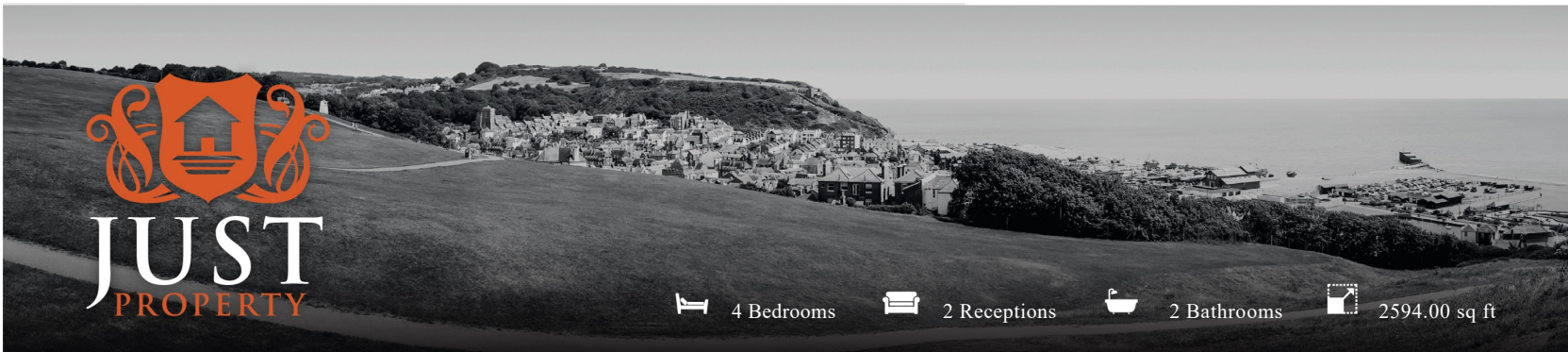
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# FLOORPLANS

32 St. Helens Road, Hastings, TN34 2LQ

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms   2 Receptions   2 Bathrooms   2594.00 sq ft

Freehold

# £625,000

32 St. Helens Road, Hastings, TN34 2LQ





4 Bedrooms 2 Receptions 2 Bathrooms 2594.00 sq ft

## PROPERTY DETAILS

If you are looking for a truly unique house, then check out 'The Pink Palace'. Entering the front door, with the vestibule-stained glass, you are reminded that this is a Victorian house. Stepping into the hall, the staircase beckons.

On your left, you'll find what is currently the dining room, bathed in afternoon sun, through large sash windows looking out to Alexandra park. You will find a wood burner for the chillier evenings, and wooden floors. Adjoining this is a discrete evening/entertaining dining space, which looks out to the lower back garden. This leads to the conservatory, with double doors opening to the lower garden. A WC is under the stairs, just before the large utility room at the back of the house; offering a butler sink, plumbing for washing machine, & dishwasher. From here, you have access to the lower back garden, where there is a woodshed and stone stairs leading to the first level terrace. Mature trees and plants help you find your way.

Heading up the stairs to the first floor, on your right is the huge family bathroom with a bridge allowing access to the second garden level. At the front of the house, is the majestic sun-drenched living room looking west over Alexandra park, with log fire and, four large sash windows, with a double bedroom, over looking the rear garden. To the third is the retro kitchen/ breakfast room with a shower room leading off it. Then, you will find a fantastic double bedroom, and a staircase which leads to the loft den; with 3 skylights for a roomy sleep under the stars.

This house is a delight in every way. A perfect house for holding dinner parties, large gatherings, for either family or friends.

The garden to the front boasts a rose bush, black sambuca and lavender, whilst the back garden is on three levels or even four for the brave. Here, you can sit, and look out over the houses roof tops.

Please call the vendors sole agents, Just Property to arrange a viewing.



## ROOM DIMENSIONS

Front Door	Bathroom
Entrance Vestibule	18'11" x 10'2" (5.77 x 3.10)
Hallway	Stairs To Second Floor Landing
Dining Room	Kitchen
16'6" x 13'10" (5.05 x 4.24)	11'10" x 9'10" (3.63 x 3)
Sitting Room	Shower Room
12'2" x 11'8" (3.71 x 3.58)	8'2" x 6'7" (2.51 x 2.03)
Sun Room	Bedroom
26'6" x 10'0" max (8.10 x 3.07 max)	11'8" x 10'11" (3.56 x 3.35)
Utility Room	Bedroom
18'11" x 10'0" (5.77 x 3.05)	20'6" x 16'9" max (6.27 x 5.11 max)
WC	Steps To Loft Room (currently used as a bedroom)
Stairs To First Floor Landing	18'9" x 11'6" (5.74 x 3.51)
Lounge / Bedroom	Front Garden
20'6" x 16'7" max (6.25 x 5.08 max)	Landscaped Rear Garden
Bedroom	
11'10" x 11'8" (3.63 x 3.58)	

## FEATURES

- Beautifully Presented Period Townhouse
- Four / Five Bedrooms
- Positioned Directly Opposite Alexandra Park
- Peaceful Landscaped Rear Gardens
- High Quality Versatile Accommodation
- Many Original Features Retained
- Two Bathrooms
- Walking Distance To Town and Train Station
- Near To Beaches and Seafont
- Reception Rooms

