

# JOHN BRAY & SONS



195 St. Helens Road  
, Hastings, TN34 2EA

£649,500



## 195 St. Helens Road

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The property: a substantial, rarely available, bright and spacious four bedroom detached 1930's house with a one bedroom self contained annexe and beautiful large gardens. You approach the charming property via a wrought iron gated driveway providing off road parking for multiple cars and giving access to the garage. The accommodation here enjoys a wealth of original features including attractive fireplaces and exposed floorboards in areas. The grand entrance hall benefits from a double height galleried landing with large picture windows, this leads through to the bay fronted living room which features double sliding doors opening to a second reception area which is currently used as a formal dining room with an open working fireplace and patio doors in turn opening to the garden. The eat-in kitchen/breakfast room relishes a large bay window framing a picturesque view of the rear garden. There is also a one bedroom self-contained apartment on the ground floor which is arranged as a bedroom/living space, bathroom and separate kitchen, providing a great income opportunity, dual accommodation or perfect for families with teenage children or relatives. The first floor houses four bedrooms together with a family bathroom. The principal bedroom features patio doors opening to a private balcony. There are also two large storage cupboards accessed via the landing. Externally the rear garden provides a paved section, an area of decking which offers an idyllic spot to dine al-fresco and a generous expanse of lawn which is

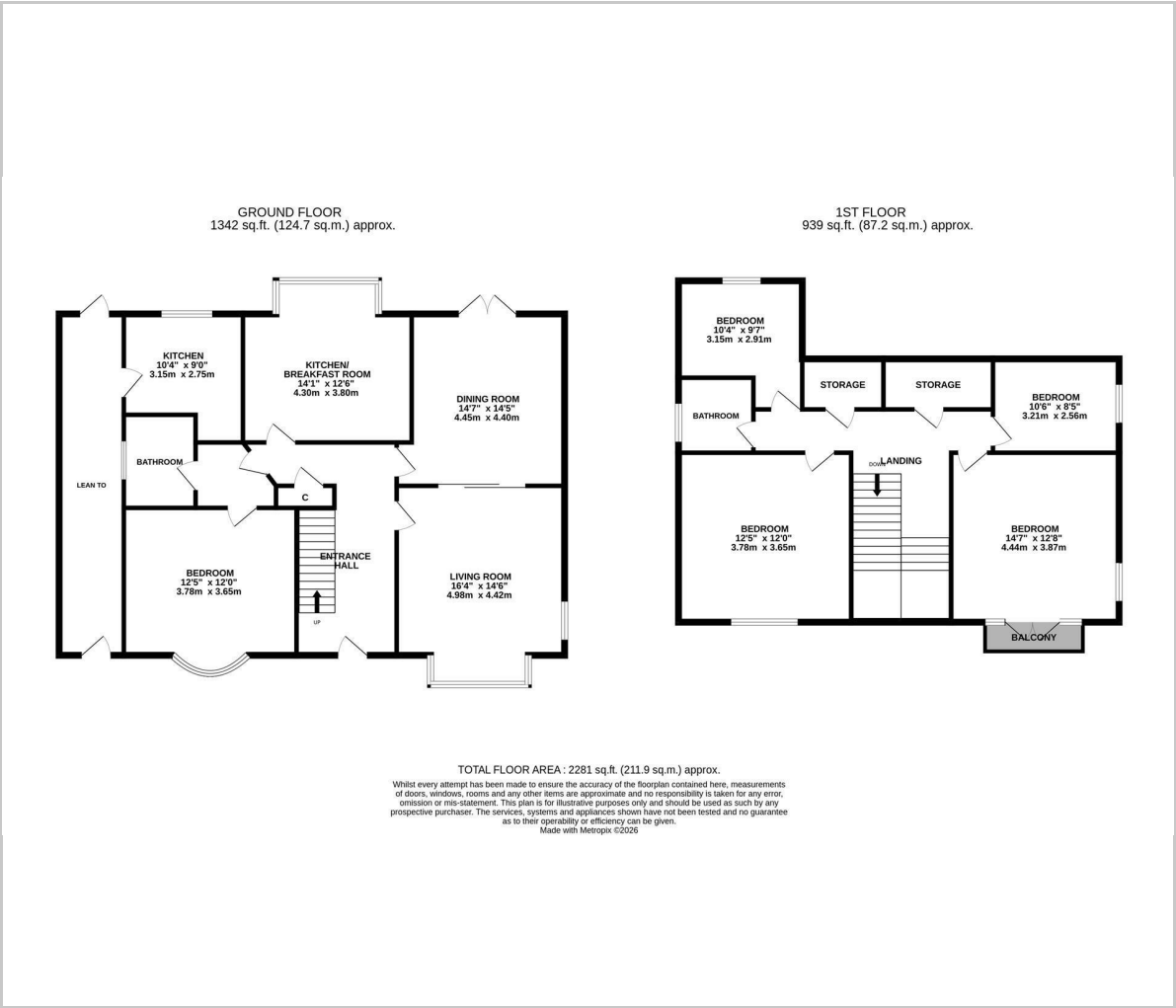




bordered by mature trees and hedging. There is also an outbuilding for storage, which has been previously used as a gym and has working electricity.



Floor Plan



Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

