



**St. Helens Down**  
**Hastings, TN34 2BQ**  
**£650,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

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

Situated in the desirable area of St. Helens Down, Hastings, this impressive property offers a generous living space of 2,504 square feet, making it an ideal family home. With five well-proportioned bedrooms, there is ample room for both relaxation and privacy. The property boasts four reception rooms, providing versatile spaces that can be tailored to suit your lifestyle, whether for entertaining guests or enjoying quiet family time.

The two bathrooms are thoughtfully designed, ensuring convenience for all residents. This home combines comfort with practicality, making it perfect for modern living. The layout is both functional and inviting, allowing for a seamless flow between the various living areas.

Located in a sought-after neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for families. The vibrant town of Hastings, with its rich history and beautiful coastline, is just a short distance away, offering a variety of leisure activities and cultural experiences.

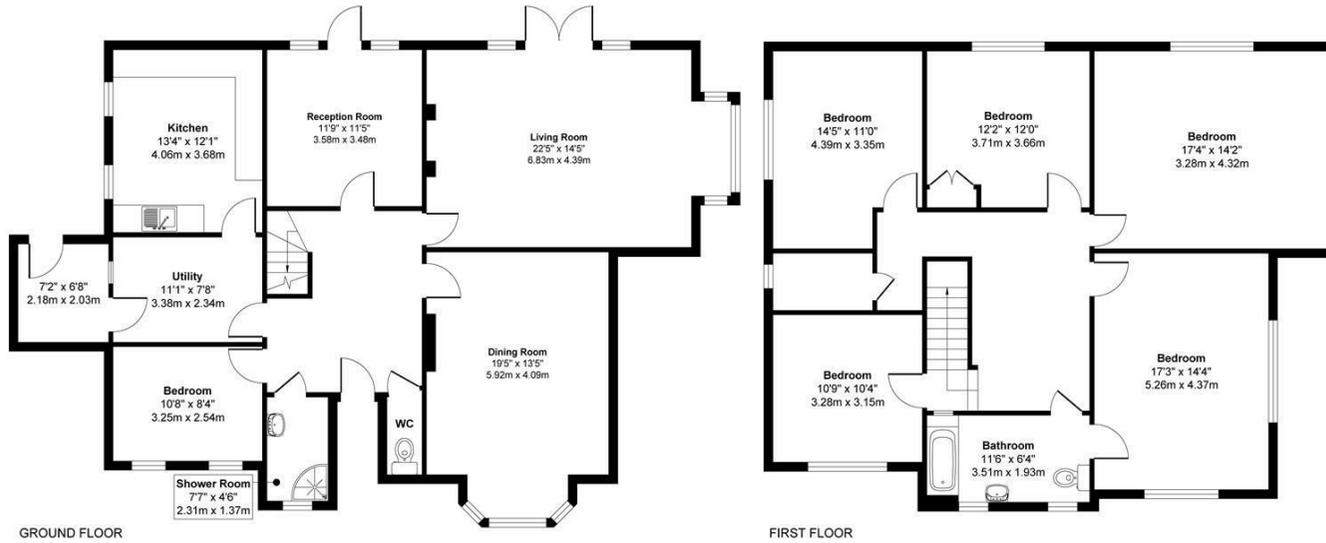
This property presents a wonderful opportunity for those seeking a spacious and adaptable home in a charming location. With its generous size and versatile rooms, it is sure to meet the needs of any family looking to settle in this lovely part of East Sussex.

- 2504 sq ft
- TAX BAND E
- EPC RATING E
- REQUIRES RENOVATION - SUBSTANTIAL PLOT
- FIVE BEDROOM DETACHED CHARACTER HOME
- LARGE DRIVEWAY AND GARAGE
- THREE RECEPTION ROOMS AND A STUDY
- EXTENSIVE GARDENS
- DESIREABLE RESIDENTIAL ROAD

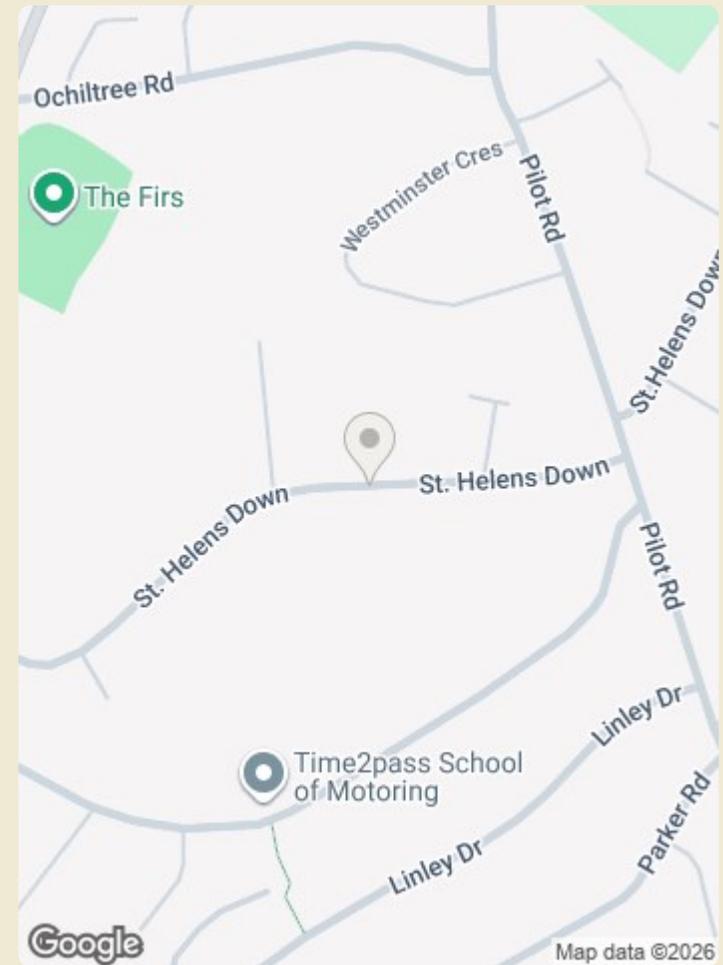


## St Helens Down

Approximate Gross Internal Floor Area  
2504 sq. ft / 232.62 sq. m



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>	<b>51</b>
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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