



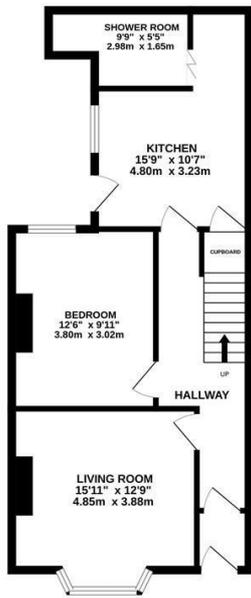
St. Helens Road, Hastings TN34 2LQ

Offers in excess of £585,000

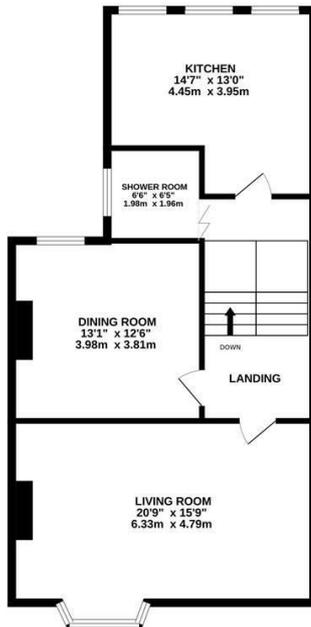


An impressive four bedroom, three storey, TERRACED VICTORIAN HOUSE situated in a sought after location ADJACENT TO ALEXANDRA PARK and within immediate reach of local schools, shops and good transport links. Enjoying a WEALTH OF CHARACTER FEATURES including sash windows, original fireplaces and high ceilings the accommodation here offers a VERSATILE LAYOUT with generous proportions. Entering onto the ground floor there is a FRONT FACING LIVING ROOM with a sash bay window, one bedroom, served by a kitchen where there is access to a small courtyard, together with a shower room, this floor offers the potential for use as a separate living space, providing a great income opportunity, dual accommodation or perfect for families with teenage children or relatives. While the first floor houses a BAY FRONTED LIVING ROOM measuring 20'9 x 15'9 enjoying views of the park along with a SEPARATE DINING ROOM and an ADDITIONAL FITTED KITCHEN which is positioned at the rear offering ample storage and worktop space, and access through large double doors to the garden. There is also another SHOWER ROOM on this floor. The three further bedrooms can be found on the upper floor, along with a w/c. The rear garden offers an area of patio followed by multiple tiers of garden bordered by mature shrubs and trees making several perfect spots to DINE AL-FRESCO.

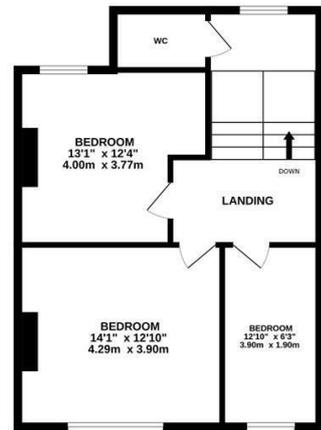
GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



2ND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1865 sq.ft. (173.2 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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