



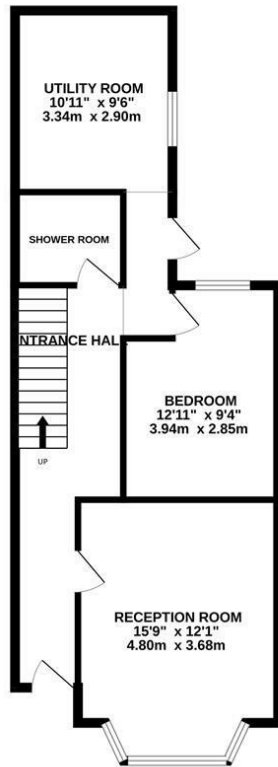
St. Helens Road, Hastings TN34 2LQ

Offers in excess of £475,000



A handsome four bedroom, three storey TERRACED VICTORIAN HOUSE with OFF ROAD PARKING situated in a sought after location ADJACENT TO ALEXANDRA PARK and within immediate reach of local schools, shops and good transport links. Offering a VERSATILE LAYOUT with generous proportions, you're welcomed into a bright entrance hall where there is a BAY FRONTED RECEPTION ROOM, one double bedroom, a utility room and a shower room making this the ideal space for dual accommodation. The first floor is arranged as a BRIGHT LIVING ROOM which enjoys a front aspect with views across Alexandra Park and measures an impressive 16'1 x 11'3 offering plenty of room for a full dining table while the FITTED KITCHEN AND BREAKFAST ROOM is positioned at the rear and benefits from access to the garden. There is also one bedroom and a SEPARATE CLOAKROOM on this floor. The two further double bedrooms can be found on the upper floor together with a family bathroom where there is a bath and separate shower enclosure. The rear garden provides multiple tiers of both patio and decking bordered by mature shrubs and trees making this the perfect spot to DINE AL-FRESCO while to the front of the property there is a DRIVEWAY with off road parking for one vehicle.

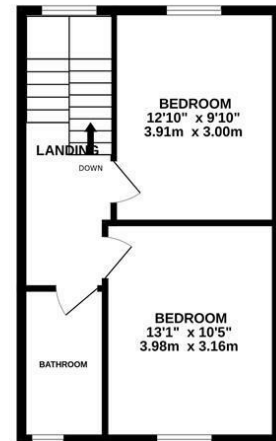
GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.7 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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