



77 St. Helens Park Road, Hastings

£875,000 Freehold

Set within a generous plot near St Helens Woods, this versatile five/six-bedroom home offers flexible living with multiple reception rooms, a large kitchen/diner, extensive parking, and outbuildings with further potential—ideal for growing families.



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Stepping into a wide central hallway, the layout immediately feels easy and well connected. To the right, a snug looks out to the front of the property, centred around a gas fire with a wooden mantle. A built-in cupboard sits neatly in the corner, and with a bathroom just off this room, it could also work well as a ground floor bedroom with its own en suite, giving the house useful flexibility.

Further along the hallway, a separate WC sits by the front door. On the opposite side, the main living room is a particularly strong space, with a large open fireplace set into a brick surround with a slate hearth. Windows on three sides, including a bay window, bring in plenty of light and give the room a more open feel. It connects through to the dining room, where a beam adds character and sliding doors open straight out to the garden. There is also a second gas fire here with a wooden mantle and brick backdrop.

The kitchen opens off the dining room and works well as an everyday living space, with stone tiled flooring, cream base units, wooden worktops and a butler sink looking out towards the garden. There is room for a range cooker and a large dining table, so it feels naturally set up as the centre of the house. From here, an inner hallway continues through to a conservatory-style seating area with doors out to the garden, a separate utility room with appliance space, shelving and storage, and a home office with its own fireplace and access back to the main hall.

Upstairs, a wide landing leads to five bedrooms. The first is a particularly large room currently used as an additional family room, though it works equally well as a bedroom and includes a fireplace. The remaining bedrooms are all good-size doubles, each with built-in storage cupboards and views over the front or rear gardens, making them practical as well as comfortable. The family bathroom has twin basins with built-in storage below, while next door a separate shower room with a walk-in shower adds to the practicality of the first floor.

Outside, the house sits within a substantial and well-established plot near St Helens Woods, giving a real sense of space and privacy. Wooden double gates open onto a long driveway that leads down to the property, with a lawn to one side and mature trees and shrubs surrounding the house. A bark-chipped seating area is set amongst the trees, creating a more tucked-away spot within the grounds.

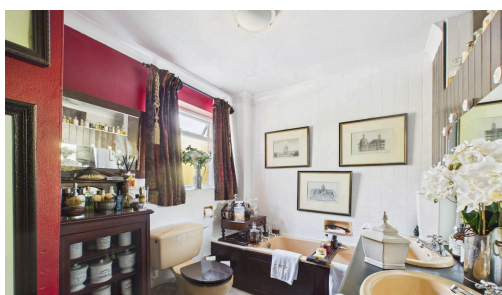
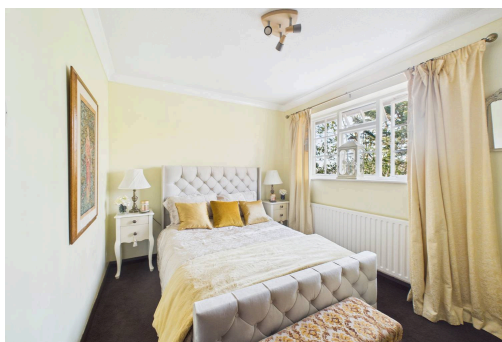
To the rear, a wide decked terrace and patio run across the back of the house, providing plenty of space for outdoor seating and entertaining. Beyond this, there is a boiler house and a former swimming pool changing room, with a roof terrace above. This area offers clear potential for repurposing—whether as a home office, studio, gym or additional outdoor entertaining space—subject to the necessary consents, and adds another layer of flexibility to the overall plot. Steps lead down to a garage, a further large driveway and an additional area of land, offering extensive parking and clear potential for further use or development, subject to the necessary consents.

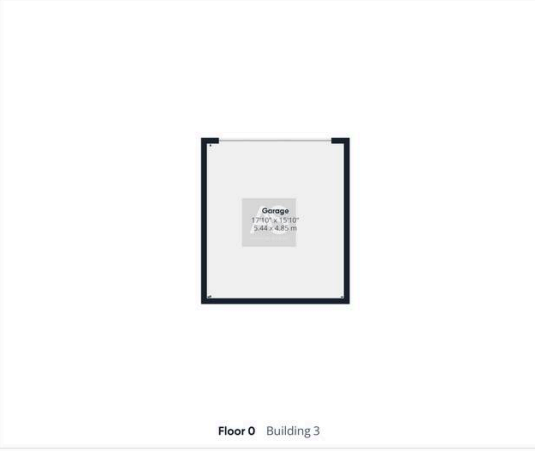


- Large triple-aspect living room with feature open fireplace
- Kitchen/dining space with butler sink and room for a range cooker
- Separate snug with potential as a bedroom with adjoining bathroom
- Conservatory, utility room and dedicated home office
- Family bathroom plus separate shower room
- Extensive plot with mature trees and private outdoor spaces
- Outbuildings including former pool changing room with roof terrace potential
- Multiple driveways, garage and ample parking with further scope (STPP)
- Set near St Helens Woods, within easy reach of Hastings Old Town, seafront and schools
- Large decked terrace and patio for outdoor entertaining



Set close to St Helens Woods, the property enjoys a tucked-away setting while remaining well connected. Hastings Old Town, the seafront and local shops are all within easy reach, along with well-regarded schools and transport links, offering a balance of convenience and green space nearby.





AS
ASHTON STRIPP

Approximate total area⁽¹⁾
 3053 ft²
 283.5 m²

Reduced headroom
 34 ft²
 3.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 R/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



AS
ASHTON STRIPP

Approximate total area⁽¹⁾
 1559 ft²
 144.8 m²

Reduced headroom
 34 ft²
 3.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 R/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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