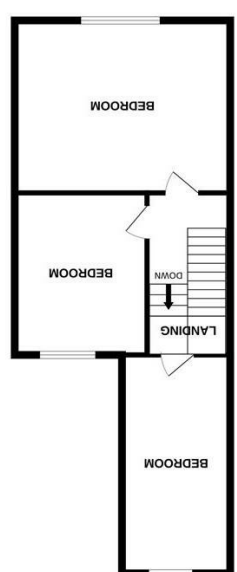
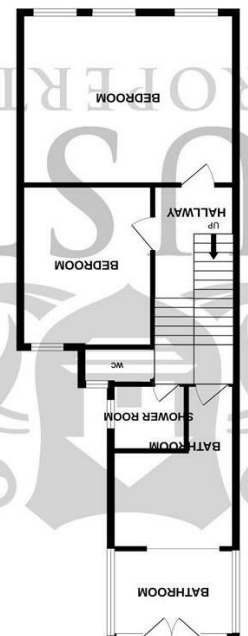


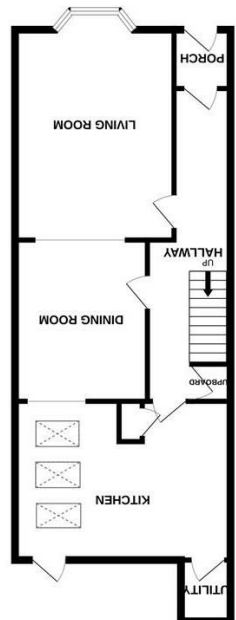
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	79
Potential	58



2ND FLOOR



1ST FLOOR



GROUND FLOOR

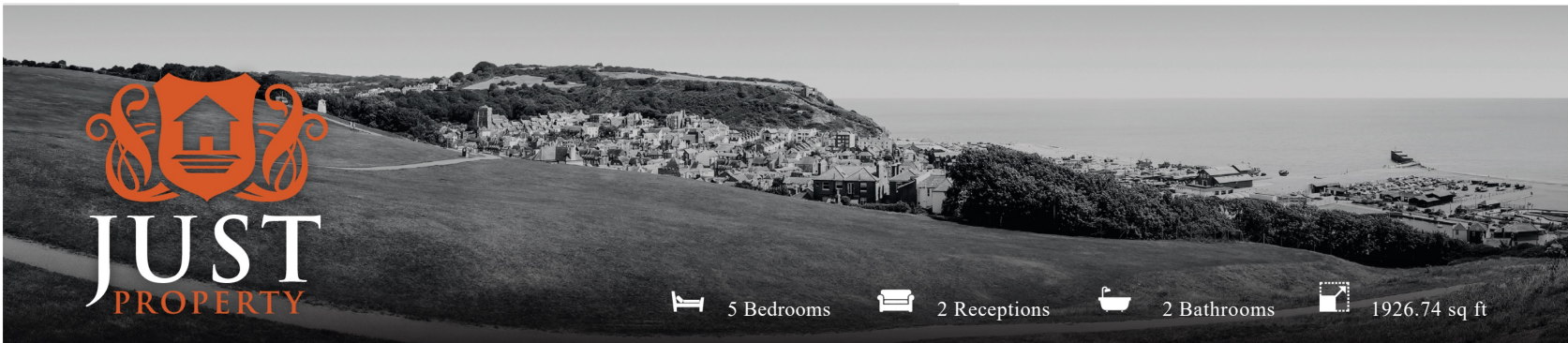
What every attempt has been made to ensure the accuracy of the floorplans contained therein, measurements of doors, windows, fixtures and fittings are approximate and no responsibility is taken for any error. Prospective purchasers should verify the accuracy of the floorplans and measurements before purchase. The service systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. This plan is for illustrative purposes only and should be used as such by any person. It is not intended to be used as a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



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# FLOORPLANS

9 St. Helens Road, Hastings, TN34 2LG



5 Bedrooms 2 Receptions 2 Bathrooms 1926.74 sq ft

Freehold

# £575,000

9 St. Helens Road, Hastings, TN34 2LG





Freehold

**£575,000**

5 Bedrooms 2 Receptions 2 Bathrooms 1926.74 sq ft

## PROPERTY DETAILS

"Offers in Excess of £575,000"

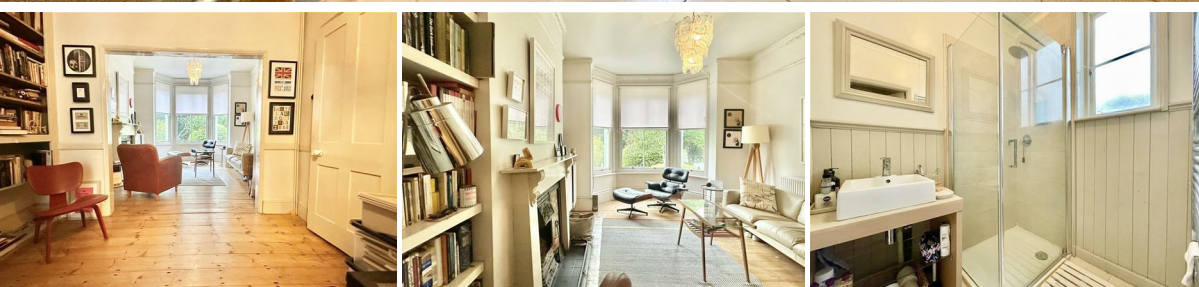
Just Property are delighted to bring to the market a magnificent five bedroom period home situated on a hugely desirable terrace overlooking the stunning Alexandra Park. This wonderful property has been under the same ownership for a number of years and has been extensively updated and remodeled by the current owners whilst still retaining the numerous outstanding stunning original features the property has to offer.

With particularly spacious and beautifully proportioned accommodation throughout this superb property also boasts bay fronted sitting room with working fireplace, dining room, hugely impressive kitchen/family room with access into garden, utility cupboard, substantial bathroom, shower room, separate WC, entrance hall and vestibule. The property additionally benefits from gas boiler with radiators and loft space.

To the outside there is an attractive front garden overlooking the lake at Alexander Park with beautifully finished path leading to the property. To the rear there is a substantial and extensively landscaped rear garden with a number of secluded seating areas to enjoy the sun throughout the day.

From this highly sought after location in addition to the park you are within close proximity to local bus services, local schools and Hastings Town Centre with its comprehensive range of shopping & leisure facilities, seafront and mainline railway station with direct links London.

This is an exceptional property with wonder views therefore viewing is highly recommended by Just Property the sole agents, please contact us for further information to arrange access.



## ROOM DIMENSIONS

Entrance Vestibule	Bedroom
Entrance Hall	16'2" x 13'3" (4.95 x 4.05)
Sitting Room	Bedroom
15'9" x 12'3" (4.82 x 3.75)	12'4" x 10'3" (3.76 x 3.14)
Dining Room	Bedroom
12'4" x 10'4" (3.77 x 3.16)	16'7" x 8'3" (5.08 x 2.54)
Kitchen/Breakfast/Family Room	Outside
15'3" x 17'1" (4.65 x 5.21)	Rear Garden
Bedroom	Front Garden
16'2" x 13'1" (4.95 x 4.0)	
Bedroom	
12'2" x 10'3" (3.71 x 3.14)	
WC	
Shower Room	
Bathroom	

## FEATURES

- Magnificent Period Home
- Views Over Alexandra Park
- Five Bedrooms
- Numerous Wonderful Original Features Throughout
- Two Attractive Reception Rooms
- Wonderful Kitchen/Breakfast/Family Room
- Working Fireplace
- Landscaped Rear Garden
- Walking Distance of Station and Town Centre
- Impressive Bathroom & Shower Room

