

**RUSH  
WITT &  
WILSON**



**221 St. Helens Road, Hastings, Sussex TN34 2NB  
Offers In Excess Of £335,000**

**\*\*\* SOLD PRIOR TO MARKETING\*\*\*** This attractive three bedroom semi detached house is located within an elevated position opposite Alexandra Park and enjoys a 100ft rear garden. The property offers well appointed accommodation over two floors with entrance hall, cloakroom/shower room/wc, bay fronted living room and separate dining room to the rear with direct access via French doors onto the garden with the kitchen offering a modern aspect and ample space for appliances. To the first floor a galleried landing leads off to three bedrooms - two doubles and a single together with access to the first floor bathroom/wc. Externally gardens are offered to front and rear with the rear garden being a particular feature. In addition the property is double glazed with replacement combination boiler installed 18 months ago. The location of the property is very favourable being directly opposite Alexandra Park with 109 acres of open green space and lakes, as well as being central to choice of schools and amenities as well as bus routes into Hastings town centre found just a short distance away. Early viewings and interest are sought from appointed sole agents as our client has already found a property to purchase locally.



### **Entrance Hall**

Part glazed upvc entrance door to front, double glazed opaque window to front, carpeted stairs rising to the first floor, understairs storage cupboard, radiator, carpet as laid, doors off to the following:

### **Cloakroom/Shower Rom/WC**

Opaque window to side, low level wc, wash hand basin, recessed shower cubicle, tiled enclosure with bi-folding doors and wall mounted Aqualisa shower.

### **Bay Fronted Living Room**

13'9 x 10'5 (4.19m x 3.18m)

Bay window to front, carpet as laid, attractive tiled centre piece fireplace, picture rail, skirting boards, tv point.

### **Kitchen/Breakfast Room**

12'1 x 8' (3.68m x 2.44m)

Double aspect with glazed window to rear overlooking the rear garden, part glazed door and window to side providing access to the rear garden, range of wooden matching wall and base units with generous work surfaces over, ceramic one and a quarter bowl sink unit with side drainer and mixer tap, four ring gas hob with extractor above, space and plumbing for washing machine, fitted oven and grill, space for freestanding fridge/freezer, porcelain tiled floor, laddered heated towel rail, space for table and chairs.

### **Dining Room**

11'9 x 11'4 (3.58m x 3.45m)

Double glazed French doors to rear providing views and access onto the rear garden, centre piece fireplace with attractive tiled surround and mantel, radiator, carpet as laid.

### **First Floor**

### **Galleried Landing**

Double glazed opaque window to side, access to loft space, doors off to the following:

### **Bedroom One**

14' x 11'7 (4.27m x 3.53m)

Double glazed window to front with a verdant outlook being found opposite Alexandra Park, radiator, carpet as laid, picture rail, wardrobe to the recess.

### **Bedroom Two**

11'10 x 11' (3.61m x 3.35m)

Double glazed window enjoying an elevated view over the rear garden, carpet as laid, radiator, fitted storage to the chimney recesses offering shelving and cupboard space.

### **Bedroom Three**

8'4 x 6'10 (2.54m x 2.08m)

Double glazed window enjoying an elevated view onto the rear garden, carpet as laid, radiator.

### **Bathroom/WC**

6'2 x 5'5 (1.88m x 1.65m)

Double glazed opaque window to side, panel enclosed bath, low level wc, wash hand basin with mixer tap set into a vanity unit with cupboard set below, part tiled walls, stainless steel heated towel rail.

### **Outside**

#### **Front Garden**

Steps and handrail lead up to an elevated area of front garden with mature shrubs and laid to lawn, side passage leads through to:

#### **Rear Garden**

The rear garden is approximately 100ft in depth

with a patio area to the immediate rear with shed, lawn set beyond, shrubs and hedgerows to boundaries, bramble bush to the far end.

### **Agents Note**

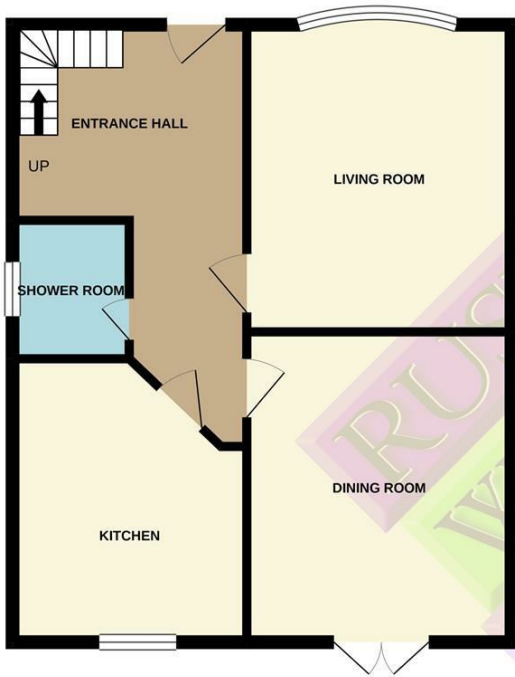
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

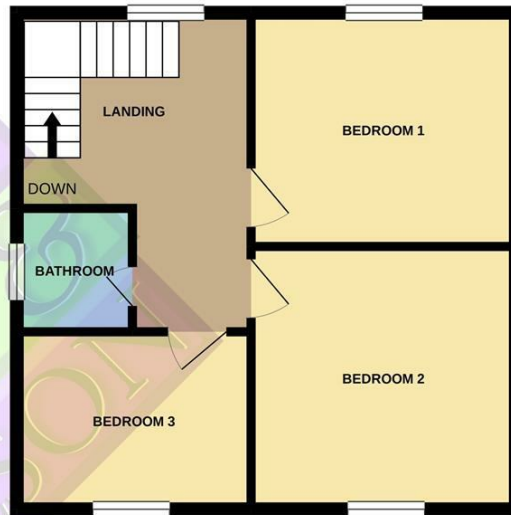




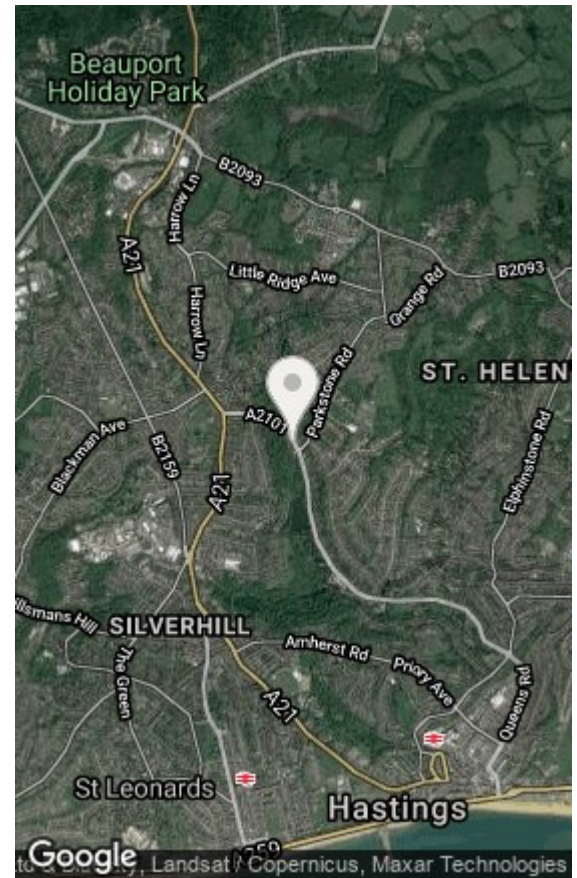
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	



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