

**RUSH
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WILSON**



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**185 St. Helens Road, Hastings, Sussex TN34 2EA
Offers In The Region Of £390,000 - Freehold**

Rush Witt and Wilson are delighted to introduce this beautifully presented extended 1930s semi-detached house, located on St. Helens Road in Hastings. This charming three-bedroom home is set in an elevated position, offering stunning views over the picturesque Alexandra Park. The property boasts a double garage and a fantastic large garden, complete with a delightful garden room and solar panels, making it both practical and environmentally friendly. As you approach the house, you will appreciate its set-back position from the road, which provides both privacy and an impressive outlook. The generous rear garden is a true highlight, featuring a beautifully landscaped area that is perfect for entertaining guests or enjoying quiet moments outdoors. The versatile garden room adds an extra dimension, ideal for a home office or a creative space. Upon entering the home, you are welcomed by a spacious porch that leads into a bright and inviting entrance hall. The ground floor offers a well-thought-out layout, including a convenient downstairs WC, a comfortable lounge, and a spacious open-plan kitchen diner that seamlessly connects to the garden. Additionally, there is a separate family room, providing ample space for modern living and family gatherings. Upstairs, the light-filled landing leads to three well-proportioned bedrooms, each offering a peaceful retreat, along with a family bathroom that caters to all your needs. This property is ideally situated within close proximity to sought-after schools and a variety of local amenities, as well as the beautiful Alexandra Park, making it a perfect choice for families. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer. Please contact Rush Witt and Wilson today to arrange your appointment.





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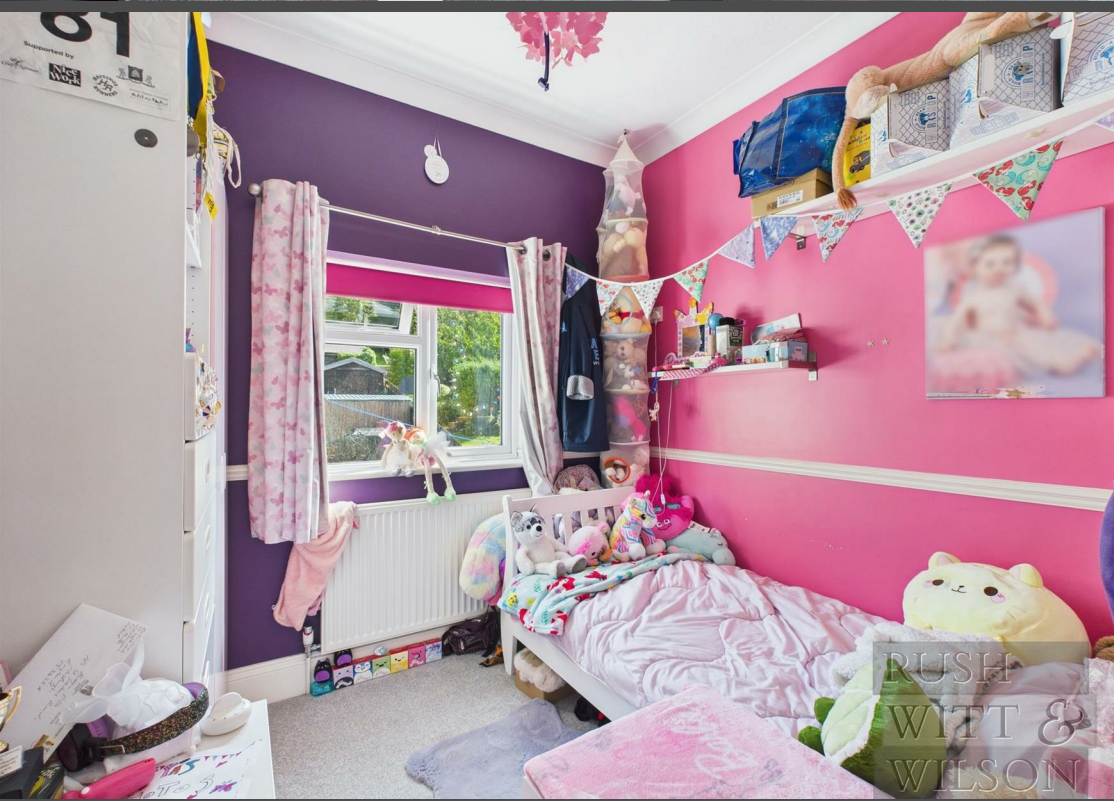
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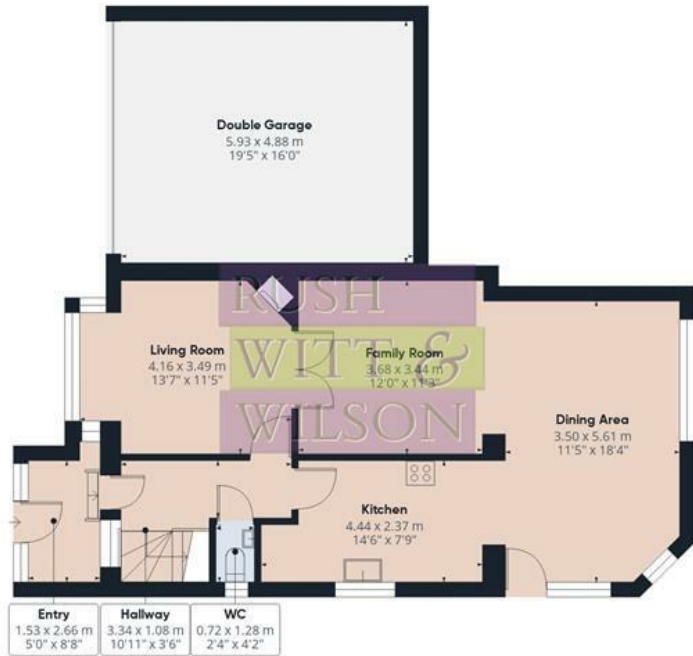


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

152.9 m²

1646 ft²

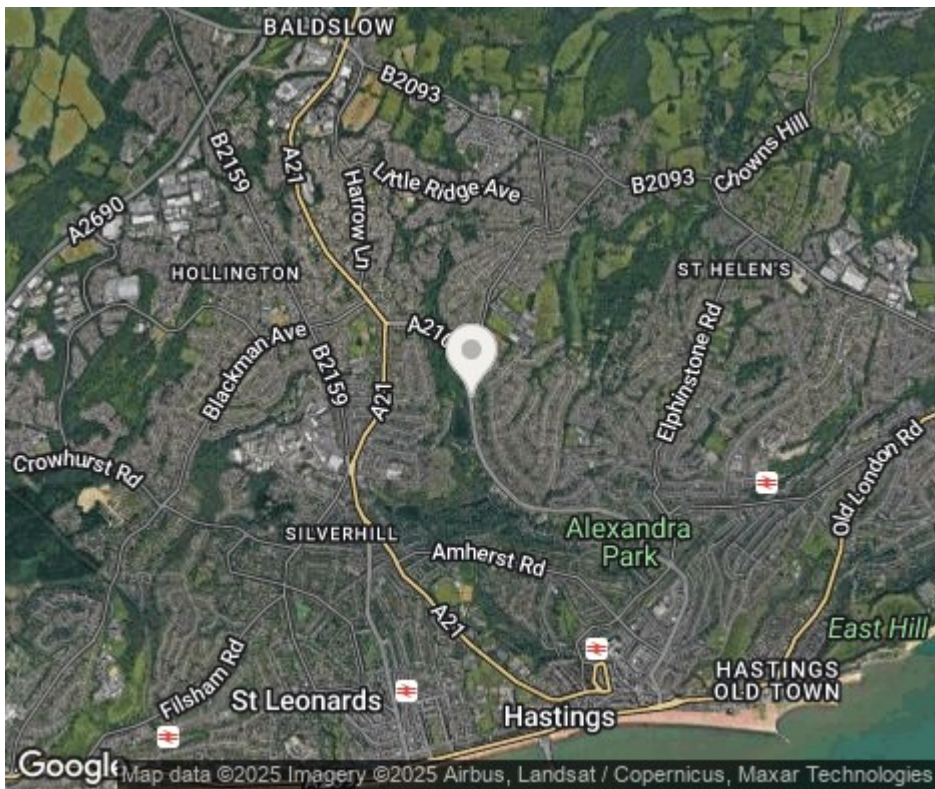
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



Council Tax Band - C

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

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

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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