

**RUSH  
WITT &  
WILSON**



**120 St. Helens Park Road, Hastings, East Sussex TN34 2JW  
£775,000**

**A beautiful four/ five bedroom very special detached house, architectural bespoke North African design, double glazed windows and doors, gas central heating system, two reception rooms, kitchen/breakfast room, utility room, beautiful triple aspect living room with archway through to dining room, double garage, situated in a beautiful private and secluded position on a no through road, sun terrace, private front and rear garden, en-suite to master bedroom, family bathroom, galleried landing, viewing comes highly recommended by RWW sole agents. Council Tax Band F.**



### **Entrance Hall**

With galleried landing, two double radiators, ceramic floor tiling.

### **Cloakroom**

WC with low level flush, pedestal mounted wash hand basin, half height wall tiling, obscure glass window to the side elevation.

### **Living/Dining Room**

32'10" x 14'3" (10.03 x 4.36)

Triple aspect with windows to both the front and rear elevations with views over tree lined vista, French doors lead out to the side, archway through to dining area, three double radiators, brick flame fireplace with real flame gas fire.

### **Utility Room**

9'8" x 5'11" (2.95 x 1.81)

Window and door to the side elevation, heated towel rail, base and wall units with one and half bowl single drainer sink unit, laminate worktops, plumbing for washing machine, tiled splashbacks, tiled floor.

### **Kitchen/Breakfast Room**

17'2" x 8'10" (5.24 x 2.71)

Windows overlook the rear elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, built in fridge and freezer, integrated dishwasher, rangemaster cooker with gas hob and ovens beneath, matching extractor canopy and light, concealed lighting, breakfast bar.

### **Bedroom Five/Study**

9'4" x 9'1" (2.87 x 2.78)

Windows to the front elevation, single radiator.

### **First Floor Galleried Landing**

With wrought iron spindles, double radiator, window to the front elevation.

### **Bedroom One**

17'7" x 12'3" (5.37 x 3.75)

Window overlooks the front elevation onto the beautiful woodland vista, double radiator, built in wardrobe cupboards with fitted dressing table and drawers.

### **En-Suite**

Comprising wc with low level flush, pedestal mounted wash hand basin, tiled splashbacks, heated chrome towel rail, obscured glass window to the side elevation, walk in double width shower with controls and showerhead.

### **Bedroom Two**

14'4" x 8'10" (4.38 x 2.70)

Window to the rear elevation, single radiator.

### **Bedroom Three**

13'3" x 9'5" (4.06 x 2.89)

Window to the front elevation, single radiator.

### **Bedroom Four**

9'11" x 14'11" (3.03 x 4.56)

Window to the rear elevation, single radiator.

### **Outside**

#### **Front Garden**

Mainly laid to lawn, extends to include a woodland area with trees, shrubs and plants of various kinds, elegant curved stairs lead to the front entrance, covered porchway, Mediterranean style walled terrace suitable for alfresco dining.

#### **Rear Garden**

Mainly laid to lawn, enclosed with fencing to all sides offering privacy and seclusion, patio areas for alfresco dining, tree, plants, a whole host of shrubs of various kinds adorn the garden.

#### **Double Garage**

With up and over doors and large storage room, covered archways, single and one and half size garage.

#### **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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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