



ESTATE AGENTS

168, St. Helens Park Road, Hastings, TN34 2JN

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Price £625,000

A RARE OPPORTUNITY has arisen to acquire this FOUR BEDROOMED DETACHED CHALET located in one of Hastings most sought-after and RARELY AVAILABLE roads adjacent to the picturesque St Helens Woods, renowned for its excellent walks and wildlife, whilst also being offered to the market CHAIN FREE.

The property boasts spacious and versatile accommodation throughout comprising a generous entrance hallway, 29ft TRIPLE ASPECT LIVING ROOM with LOG BURNER, kitchen-breakfast room, STUDY, conservatory, UTILITY ROOM, TWO BEDROOMS and a bathroom. To the first floor there are TWO FURTHER BEDROOMS with the master benefitting from its own EN SUITE.

Externally the property enjoys a PRIVATE AND SECLUDED TRANQUIL GARDEN in addition to a large frontage. The property is set back from the road and benefits from AMPLE OFF ROAD PARKING leading to a GARAGE and an additional CAR PORT.

Viewing is highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to first floor accommodation, wall mounted thermostat control, radiator, double glazed windows to front aspect.

KITCHEN-BREAKFAST ROOM

13'11 x 12'10 (4.24m x 3.91m)

Comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, integrated oven and grill, integrated fridge freezer, integrated dishwasher, double stainless steel inset sink with mixer tap, space for dining table and chairs, double glazed window to rear aspect overlooking the garden, open plan to:

LIVING ROOM

29'6 x 14' (8.99m x 4.27m)

Feature log burner, three radiators, triple aspect with double glazed windows to front and side aspects, double glazed sliding patio doors to rear aspect leading to:

CONSERVATORY

13'4 x 8'11 (4.06m x 2.72m)

Double glazed windows to rear and both side aspects overlooking the garden, double glazed sliding patio doors leading out to the garden, radiator.

STUDY

14'10 x 11'10 (4.52m x 3.61m)

Accessed via the lounge and kitchen with double glazed window to front aspect, radiator. q

UTILITY ROOM

9'11 x 6'1 (3.02m x 1.85m)

Space and plumbing for washing machine, stainless steel inset sink with mixer tap, worksurfaces, wall mounted units providing additional storage space, double glazed window to side aspect, radiator.

BEDROOM

11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to side aspect, radiator.

BEDROOM

10'7 x 9'10 (3.23m x 3.00m)

Double glazed window to side aspect, radiator.

BATHROOM

10'2 x 6'4 (3.10m x 1.93m)

Bathtub, separate walk in shower, dual flush wc, wash hand basin, two chrome radiators, wall mounted gas fired boiler, extractor fan, tiled walls, double glazed obscured window to rear aspect.

FIRST FLOOR LANDING

Doors leading to:

BEDROOM

17'2 x 14'5 (5.23m x 4.39m)

Dual aspect room with double glazed windows to front aspect, two Velux windows to rear aspect, built in storage cupboard, door to:

EN SUITE

10'6 x 7'1 (3.20m x 2.16m)

Walk in double shower, dual flush wc, wash hand basin, radiator, double glazed Velux window to side aspect.

BEDROOM

13'8 x 8'4 (4.17m x 2.54m)

Double glazed Velux window to side aspect, radiator.

REAR GARDEN

A particular feature of the property being private, secluded and tranquil, tiered and predominantly laid with lawn and having a plethora of mature shrubs, plants and trees. There is a spacious patio area abutting the property, considered ideal for seating and entertaining, part of which is covered beneath a pergola. The garden also features a pond and a potting shed/ outbuilding.

POTTING SHED/ OUTBUILDING

Comprising two rooms, both of which are approximately 9'3 x 5'10 with double glazed windows to both, side and rear aspect. Considered ideal for garden storage/ potential for home office etc.

OUTSIDE - FRONT

Set back from the road with a large frontage having a large driveway providing ample off road parking and a car port to the side of the property. The front garden is mainly laid to lawn with some mature shrubs and trees.

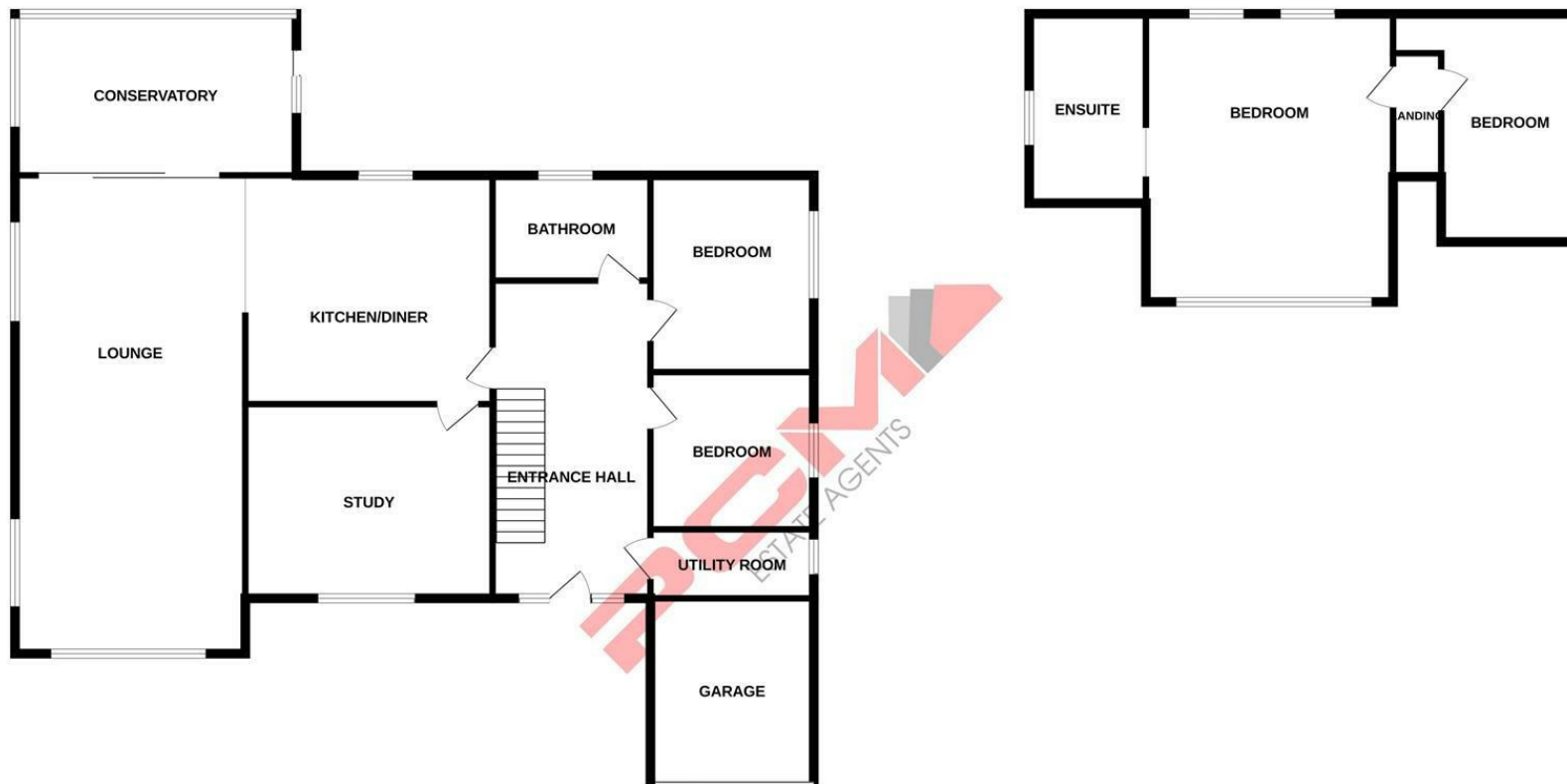
GARAGE

11'11 x 9'11 (3.63m x 3.02m)

Electric up and over door, power and lighting.

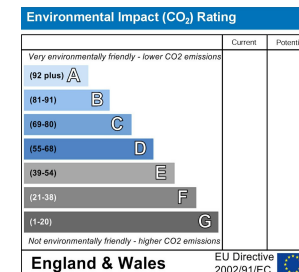
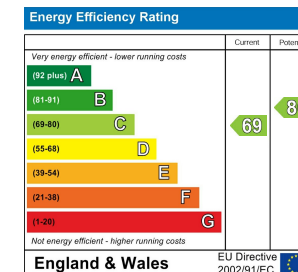
Council Tax Band: E





TOTAL FLOOR AREA : 2067 sq.ft. (192.0 sq.m.) approx.

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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