



ESTATE AGENTS

**67, St. Helens Park Road, Hastings, TN34 2JJ**

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**Guide Price £500,000**



GUIDE PRICE £500,000 to £525,000

PCM Estate Agents are delighted to present to the market this RARE OPPORTUNITY to acquire a SUBSTANTIAL DETACHED FAMILY HOME, enviably positioned on one of Hastings' most sought-after residential roads. Perfectly placed within easy reach of the picturesque St Helens Woods, Alexandra Park and a selection of highly regarded schools, this home offers both convenience and tranquillity in equal measure.

Set back from the road, the property enjoys a generous driveway providing AMPLE OFF ROAD PARKING, an INTEGRAL GARAGE, and a BEAUTIFULLY ESTABLISHED REAR GARDEN that provides an idyllic setting for outdoor entertaining and family life.

Internally, the accommodation is well-proportioned and versatile, arranged over two floors. Although IN NEED OF MODERNISATION, the home presents an exciting chance for the new owner to create their dream home and add significant value in this premier location. The ground floor features a welcoming entrance hall, DOWNSTAIRS WC, dual-aspect LOUNGE-FAMILY ROOM, KITCHEN-BREAKFAST ROOM and a formal DINING ROOM or study. Upstairs, a spacious landing leads to FOUR GENEROUS DOUBLE BEDROOMS, each with built-in wardrobes, and a family bathroom.

This property offers tremendous potential and a lifestyle opportunity rarely available in such a desirable setting.

Viewing is highly recommended, contact PCM Estate Agents today to arrange your appointment.

#### **CANOPIED EXTERNAL PORCH**

Providing access to a wooden partially glazed front door with window to side, opening into;

#### **INVITING ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, door to integral garage, double radiator, doors opening to:

#### **DOWNSTAIRS WC**

Pedestal wash hand basin with chrome mixer tap, part tiled walls, window with pattern glass to front aspect.

#### **DUAL ASPECT LOUNGE-FAMILY ROOM**

22'2 x 13'1 (6.76m x 3.99m)

Dual aspect with window to front and further window and door to rear aspect, coving to ceiling, stone open fireplace, two double radiators, telephone and television points, door to:

#### **KITCHEN-BREAKFAST ROOM**

14'2 x 11'6 (4.32m x 3.51m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, double bowl drainer-sink with mixer tap, space for gas cooker, space and plumbing for

washing machine, space for tall fridge freezer, floor standing boiler, space and plumbing for dishwasher, pantry style cupboard, dual aspect with windows to side and rear aspects having views onto the garden, door opening to side elevation providing access into the garden.

#### **DINING ROOM/ STUDY**

13'10 x 8'7 (4.22m x 2.62m )

Double radiator, window to rear aspect with lovely views down the garden.

#### **FIRST FLOOR LANDING**

Spacious, built in storage, loft hatch providing access to loft space, double radiator, window to front aspect.

#### **BEDROOM**

13'2 x 11'8 (4.01m x 3.56m)

Radiator, built in wardrobe with sliding doors, window to front aspect.

#### **BEDROOM**

11'1 x 9'9 (3.38m x 2.97m)

Built in wardrobe with sliding doors, radiator, window to rear aspect.

#### **BEDROOM**

13' x 10'5 (3.96m x 3.18m)

Built in wardrobe with sliding doors, radiator, window to rear aspect having views onto the garden.

#### **BEDROOM**

11'3 x 11'2 (3.43m x 3.40m)

Radiator, built in wardrobe, window to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and electric shower over, pedestal wash hand basin, dual flush low level wc, radiator, part tiled walls, window with pattern glass to rear aspect.

#### **OUTSIDE - FRONT**

Set back from the road with the driveway providing off road parking for multiple vehicles, access to the integral garage, section of lawned front garden, walled boundary and established planted borders.

#### **INTEGRAL GARAGE**

18'5 x 10'2 (5.61m x 3.10m )

Gas meter, window to side aspect, up and over door, power and light.

#### **REAR GARDEN**

Stone patio abutting the property, canopied areas, sheltered seating area, good sized section of lawn, variety of mature plants and shrubs, established planted borders, greenhouse, walled boundaries, gated side access to front.

Council Tax Band: E







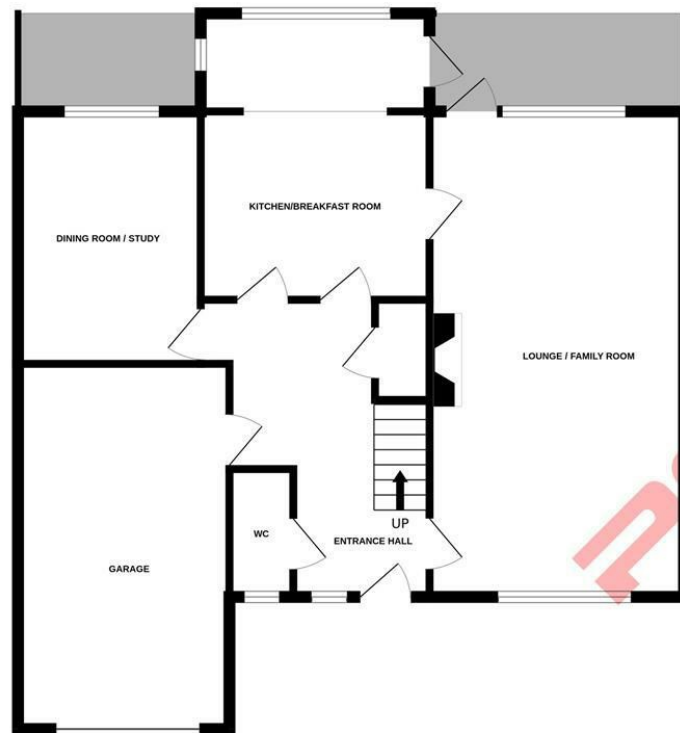




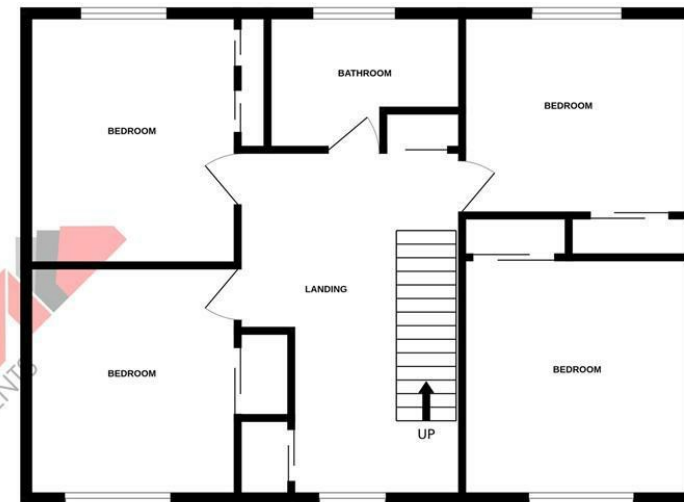




GROUND FLOOR



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		
<b>England &amp; Wales</b>		
	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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.