



ESTATE AGENTS

**123, St. Helens Park Road, Hastings, TN34 2JW**

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**Price £875,000**

Located on one of the most sought-after and RARELY AVAILABLE TREE LINED ROADS within Hastings is this BEAUTIFULLY PRESENTED EXECUTIVE STYLE FIVE-SIX BEDROOM, THREE BATHROOM DETACHED FAMILY HOME located just a short walk from the picturesque St Helens Woods and within easy reach of a number of popular schooling establishments and local amenities.

Tucked away in a SECLUDED POSITION the property offers SPACIOUS and well-appointed accommodation spanning two floors comprising a spacious entrance hall, DOWNSTAIRS WC, 21ft DOUBLE ASPECT LIVING ROOM with brick feature fireplace, 26ft IMPRESSIVE OPEN PLAN NEWLY FITTED KITCHEN-DINING ROOM with QUARTZ COUNTERTOPS and matching upstands, UTILITY ROOM with access to the INTEGRAL DOUBLE GARAGE and a ground floor study/ sixth bedroom. To the first floor the GALLERIED LANDING provides access onto TWO WELL-PROPORTIONED EN-SUITE BEDROOMS in addition to THREE FURTHER WELL-PROPORTIONED BEDROOMS and a main family bathroom.

To the front, a block paved drive provides OFF ROAD PARKING for multiple vehicles and also provides access through into the integral double garage. There is a VERY GOOD SIZED FAMILY FRIENDLY REAR GARDEN with stone patio, pond and a good sized section of lawn which WRAPS AROUND THE PROPERTY to the side. The property further benefits from having gas fired central heating, double glazing and this family home must be viewed to fully appreciate the unique and convenient position on offer.

Please call the owners agents now to book your viewing to avoid disappointment.

### **CANNOPIED ENTRANCE PORCH**

Exterior lighting, double glazed double doors opening to:

### **SPACIOUS ENTRANCE HALL**

Double glazed windows to front aspect, newly fitted carpet, staircase rising to upper floor accommodation with under stairs storage cupboard, central heating thermostat, radiator.

### **CLOAKROOM**

Double glazed window to front aspect, part tiled walls, wash hand basin, low level wc, radiator, return door to hallway.

### **LOUNGE**

21'2" max x 13'7" (6.45 max x 4.14)

Double glazed windows to front and rear aspects, newly fitted carpet, brick feature fire surround with fitted gas fire and tiled hearth, two radiators, wall light points, part glazed return door to hallway, part glazed door to dining room, double glazed double doors opening to rear garden.

### **KITCHEN-DINING ROOM**

26'4 x 16' (8.03m x 4.88m)

Impressive open plan room located on the back of the property with a pleasant outlook onto the lovely garden. Ample space for a dining table, the kitchen itself is fitted with a range of base level cupboards and drawers fitted with soft close hinges and hanging Quartz counter tops and matching upstands over, ring ring induction hob with double oven and grills set below, sunken resin double bowl sink with chrome mixer tap, space for American style fridge freezer, integrated dishwasher, breakfast bar island and matching Quartz counter top, combination of inset down lights and pendant feature hanging lighting over the island. Dining area has wood laminate flooring and the entire room benefits from a radiator, two double glazed windows to rear aspect with pleasant views onto the garden, return door to entrance hall, door to living room and door to;

### **UTILITY ROOM**

9'11" x 9'1" (3.02 x 2.77)

Fitted with a range of base level cupboards matching the kitchen with Quartz countertop and upstand over, ceramic butler style sink with mixer tap, space and plumbing for washing machine and tumble dryer, wood laminate flooring, radiator, down lights, coving to ceiling, double glazed window to rear aspect with views onto the garden, double glazed door opening to side and further door opening to the integral double garage.

### **STUDY/BEDROOM SIX**

12'8" x 10'3" max (3.86 x 3.12 max)

Double glazed window to front aspect, newly fitted carpet, radiator, return door to hallway.

### **FIRST FLOOR LANDING**

Galleried landing, newly fitted carpet, double glazed window to front aspect, inset ceiling spotlighting, radiator, trap hatch to loft space, double airing cupboard with hot water cylinder and immersion heater.

### **BEDROOM ONE**

17'5" x 12'2" (5.31 x 3.71)

Double glazed windows to rear aspect, two radiators, return door to landing, door to:

### **EN-SUITE BATHROOM**

Double glazed window to rear aspect, part tiled walls, modern white suite comprising panelled shower bath with over bath shower and fitted shower screen, pedestal wash hand basin, low level wc, heated towel rail/radiator, inset ceiling spotlighting, return door to bedroom.

### **BEDROOM TWO**

12'8" x 11'3" (3.86 x 3.43)

Double glazed window to front aspect, radiator, built in wardrobes, return door to landing, door to:

### **EN-SUITE SHOWER ROOM**

Part tiled walls, tiled double shower cubicle, pedestal wash hand basin, low level wc, inset ceiling spotlighting, radiator, return door to bedroom.

### **BEDROOM THREE**

13'6" x 12'4" (4.11 x 3.76)

Double glazed window to rear aspect, radiator, return door to landing.

### **BEDROOM FOUR**

13'5" x 8'5" (4.09 x 2.57)

Double glazed window to front aspect, radiator, return door to landing.

### **BEDROOM FIVE**

9'9" max x 8'6" max (2.97 max x 2.59 max)

Double glazed window to rear aspect, radiator, built in cupboard, return door to landing.

### **BATHROOM**

Double glazed window to front aspect, part tiled walls, white suite comprising panelled bath, pedestal wash hand basin, low level wc, heated towel rail/radiator, return door to landing.

### **FRONT GARDEN**

Laid to lawn, trees and shrubs, block paved driveway providing off road parking for multiple vehicles and leading to:

### **INTEGRAL DOUBLE GARAGE**

18'4" x 16'5" (5.59 x 5.00)

Twin up and over electric doors, wall mounted gas boiler, light, power, double glazed door opening to rear garden, return door to house.

### **REAR GARDEN**

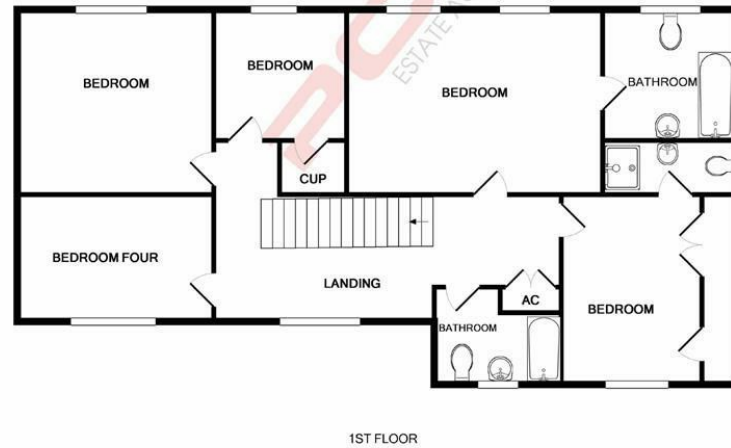
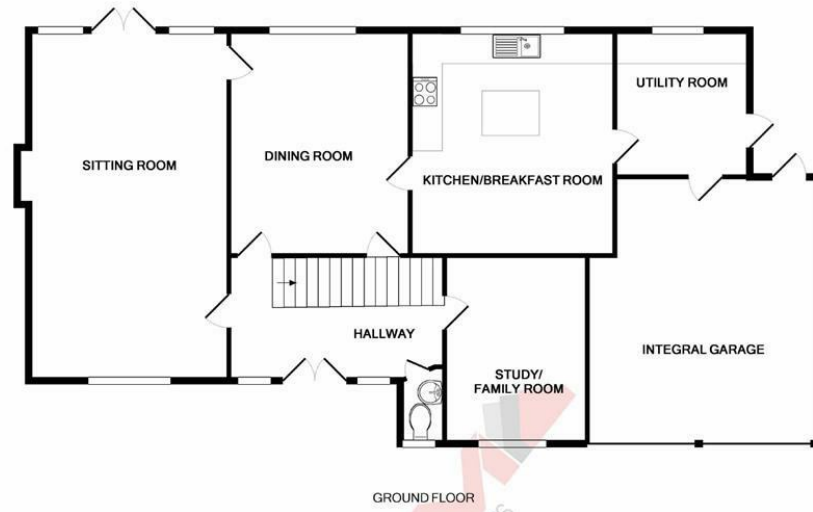
Extending to a good size, patio leading to gardens laid to lawns, pond, trees and shrubs, flowerbeds, enclosed by close board fencing, gardens extend to the side of property also, side access, exterior light.

Council Tax Band: G

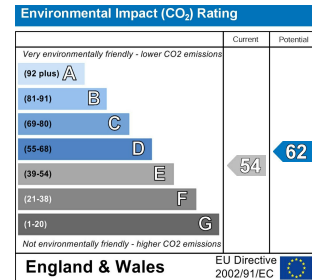
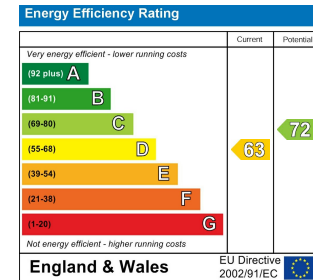








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