



ESTATE AGENTS

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Price £350,000

PCM Estate Agents welcome to the market an opportunity to acquire this OLDER STYLE THREE BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING and CAR PORT, conveniently positioned on this sought-after road, just moments from Alexandra Park, with a LOVELY FAMILY FRIENDLY GARDEN backing onto Old Roar Gill/ Coronation Woods. Offered to the market CHAIN FREE.

The property offers modern comforts including gas fired central heating and double glazing. Accommodation is arranged over two floors comprising an entrance hall, GROUND FLOOR SHOWER ROOM, TWO RECEPTION ROOMS, large conservatory and kitchen, whilst upstairs the landing provides access to THREE BEDROOMS and a bathroom. There is also the benefit of a CELLAR that can be accessed via the conservatory. The property is approached via a block paved drive providing OFF ROAD PARKING for multiple vehicles and has an ATTACHED CAR PORT with up and over door, leading to a STORAGE ROOM which could be adapted and utilised as a home office or workshop.

The REAR GARDEN is a LOVELY FEATURE, being family friendly with a patio offering ample outdoor space to eat a-fresco and entertain, whilst having a lovely backdrop onto Coronation Woods and Old Roar Gill. The garden is mainly laid to lawn with fenced boundaries and established plants and shrubs.

Conveniently positioned within easy reach of amenities, bus routes and popular schooling establishments, as well as the picturesque Alexandra Park. Please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

INVITING ENTRANCE HALL

Stairs rising to the first floor accommodation, wood laminate flooring, radiator, under stairs storage cupboard, window to front aspect, wall mounted thermostat control for gas fired central heating, doors to:

LIVING ROOM

14' x 11'6 (4.27m x 3.51m)

Fireplace, coving to ceiling, radiator, wood laminate flooring, double glazed bay window to front aspect.

DINING ROOM

12'3 x 11'3 (3.73m x 3.43m)

Wood laminate flooring, radiator, coving to ceiling, wooden framed single glazed French doors with windows either side to the rear aspect opening to:

CONSERVATORY

19'4 x 11'1 (5.89m x 3.38m)

UPVC construction with polycarbonate roof, double glazed windows to side aspect and double glazed French doors to rear with views and access onto the garden, tiled flooring, internal steps to cellar.

KITCHEN

11'9 narrowing to 9' x 10'3 max (3.58m narrowing to 2.74m x 3.12m max)

Wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to rear aspect looking into the conservatory and to the garden beyond, door to side aspect providing access to car-port.

SHOWER ROOM

Low level wc, wash hand basin, walk-in shower unit with electric shower, down lights, tiled walls, two windows to side aspect.

FIRST FLOOR LANDING

Half landing with window to side aspect, main landing providing access to:

BEDROOM

15' x 11'4 (4.57m x 3.45m)

Exposed wooden floorboards, radiator, built in cupboard, double glazed window to front aspect.

BEDROOM

12'4 x 9'3 (3.76m x 2.82m)

Exposed wooden floorboards, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

10'6 x 6'9 (3.20m x 2.06m)

Radiator, double glazed window to rear aspect with views down the garden.

BATHROOM

Low level wc, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, tiled walls, over bath storage, radiator, window with obscured glass to side aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles, access to:

CAR PORT

24'7 x 10'9 (7.49m x 3.28m)

Gated with plastic roof, up and over door, power points, ample space for washing machine, gated access to the rear garden, door opening to:

ADDITIONAL STORAGE ROOM

13'6 x 7'8 (4.11m x 2.34m)

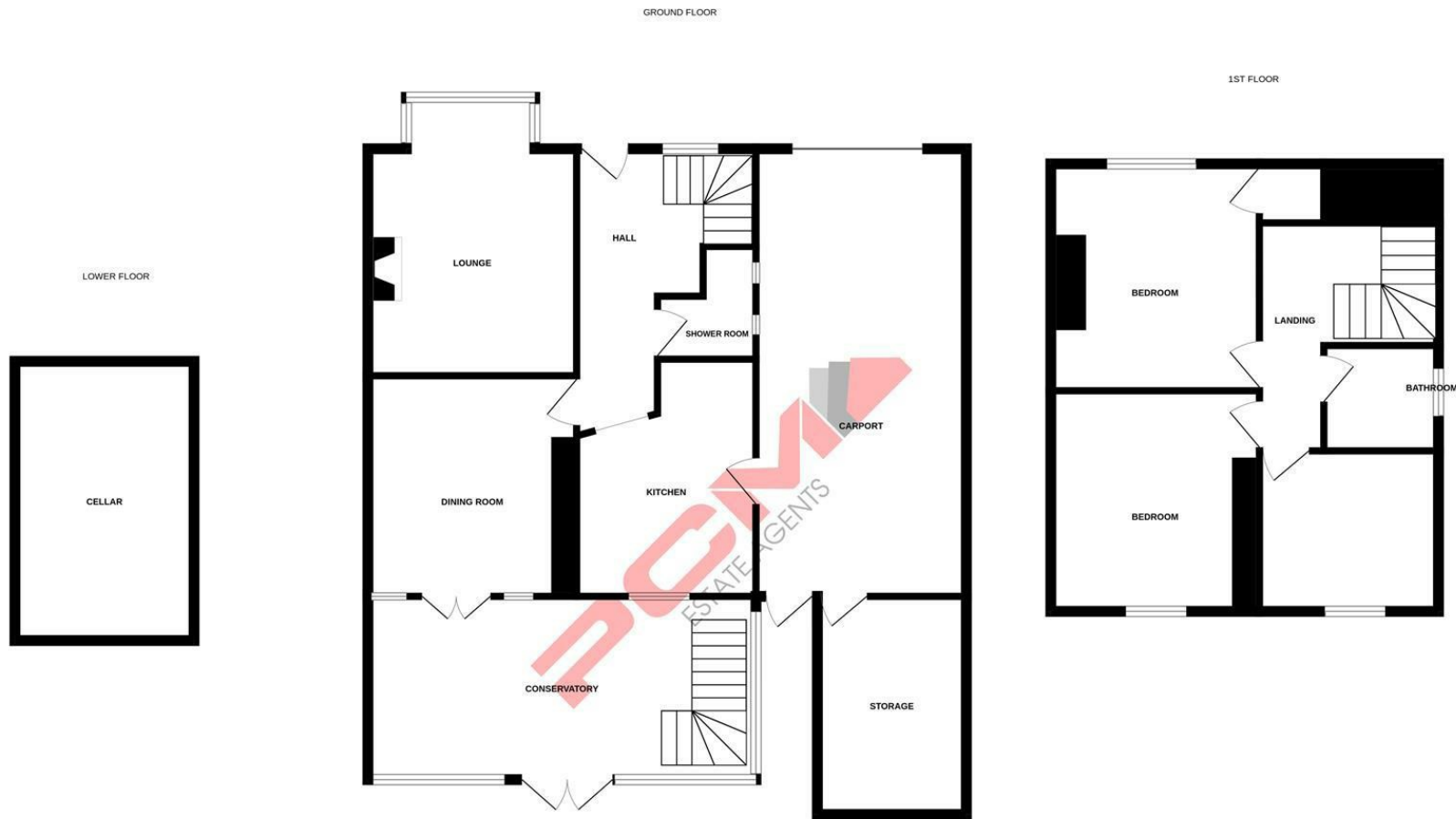
Lighting, insulation, could be utilised as a workshop or home office, offering additional storage space.

REAR GARDEN

Family friendly with a stone patio abutting the property, metal and wooden balustrade, pleasant views onto the rest of the garden, few steps down onto an area of lawn, further decked patio, fenced boundaries, plants and shrubs gated access into Coronation Woods/ Old Roar Gill, offering a pleasant backdrop.

Council Tax Band: C





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) 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		