



ESTATE AGENTS

23, St. Helens Down, Hastings, TN34 2BG

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Price £785,000

PCM Estate Agents are delighted to present to the market an exceptional opportunity to secure this beautifully presented SIX BEDROOM DETACHED VICTORIAN HOME, ideally situated within this sought-after and peaceful Blacklands location. Occupying a PRIVATE ROAD position and surrounded by an abundance of MATURE GREENERY, the property offers a wonderful blend of PERIOD CHARACTER, SPACIOUS ACCOMMODATION AND BEAUTIFULLY MAINTAINED OUTSIDE SPACE, while being within easy walking distance of local schools, Alexandra Park and St Helens Wood.

The accommodation opens into a spacious entrance hall, providing access to the principal reception rooms. The DUAL-ASPECT LOUNGE is a particularly welcoming space, featuring a WOOD-BURNING STOVE and allowing plenty of natural light to flow through the room. There is a separate FORMAL DINING ROOM, again enjoying dual-aspect windows, creating an ideal space for entertaining and family dining. The property further benefits from a KITCHEN-BREAKFAST ROOM fitted with a built-in Rangemaster cooker and Quooker instant hot water tap, together with a useful UTILITY AREA incorporating a butler sink. There is also a separate STUDY fitted with Neville Johnson units, providing an excellent home-working environment, along with a convenient DOWNSTAIRS WC.

To the first floor, a spacious landing provides access to SIX WELL-PROPORTIONED BEDROOMS, with the principal bedroom benefiting from its own EN-SUITE BATHROOM. There is also a further family bathroom and a SEPARATE SHOWER ROOM, providing excellent facilities for a large family or those requiring flexible accommodation.

Externally, the property is complemented by beautifully maintained grounds. To the front is a GRAVEL DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES, with mature hedged boundaries creating a private and secluded approach. The rear garden has been thoughtfully landscaped and offers a fantastic variety of spaces to enjoy.

There are TWO DECKED AREAS, one providing an ideal outdoor dining and entertaining space and leading to a SUNKEN HOT TUB. A pergola sits on the level lawn, providing an additional area for outdoor seating and entertaining. There is also a beautifully arranged JAPANESE-STYLE GARDEN, while a section of woodland to the rear creates a wonderfully peaceful outlook and provides an ideal space for families to enjoy.

An additional parcel of land, together with a separate COACH HOUSE, is also available by way of separate negotiation, providing a rare opportunity for a prospective purchaser to acquire further land and outbuilding space adjoining the property.

This impressive VICTORIAN HOME offers an abundance of CHARACTER, generous and versatile accommodation, excellent outside space and a wonderfully PRIVATE SETTING, making it an ideal family home.

PRIVATE FRONT DOOR

With frosted stained glass, opening to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor, under stairs storage cupboard two radiators, original features including ceiling rose and cornicing, doors opening to:

LIVING ROOM

27'9 max x 16' (8.46m max x 4.88m)

Two radiators, dual aspect with heritage double glazed windows overlooking the front garden and side of the property, further oval window to front aspect, fitted wood burning stove with feature fire surround, ceiling roses, picture rail, cornicing and high skirting boards.

DINING ROOM

21'9 max x 12' (6.63m max x 3.66m)

Radiator, built in cupboard to the side of the fireplace, fireplace with tiled surround and hearth, picture rail, cornicing, original high skirting boards, dual aspect with double glazed windows to side and rear overlooking the garden.

STUDY

16'1 x 12'7 (4.90m x 3.84m)

Fitted Neville Johnson units providing storage, feature fireplace with wooden surround and tiled hearth, radiator, original high skirting boards, ceiling rose, picture rail, cornicing, wall mounted thermostat, heritage double glazed window to front aspect with additional oval window overlooking the front.

LOBBY

Door to utility room, downstairs wc and further door to:

KITCHEN-BREAKFAST ROOM

23' x 11'8 (7.01m x 3.56m)

Modern and comprising a range of eye and base level units, fitted Range Master

cooker with five ring gas burner and oven, extractor above, space for tall fridge freezer, inset one & ½ bowl sink with Quooker hot water tap, integrated Lamona microwave, radiator, wall units with shelving and storage below, space for breakfast table, double glazed window to side aspect and double glazed door opening to the rear garden, opening to:

REAR HALL

Cupboard housing the floor standing gas boiler, further door opening to:

CRAFT ROOM

11'3 x 6'8 (3.43m x 2.03m)

Power, lighting, double glazed window to front aspect.

UTILITY ROOM

Space and plumbing for washing, space for tumble dryer, butler sink, double glazed window to rear aspect.

DOWNSTAIRS WC

Comprising a low level dual flush wc, wash hand basin, radiator, built in storage and double glazed window to rear aspect.

FIRST FLOOR LANDING

Beautiful stained glass window , radiator, built in storage cupboard with shelving, doors to:

MASTER BEDROOM

16'4 x 13'2 (4.98m x 4.01m)

Radiator, ceiling rose, cornicing, wall mounted thermostat, double glazed window to front aspect, door to:

EN-SUITE

9'3 x 8'4 (2.82m x 2.54m)

Comprising a panelled bath with mixer tap and shower attachment, wash hand basin, wc, radiator, two double glazed windows to front aspect.

BEDROOM

12'9 x 12'1 (3.89m x 3.68m)

Feature fireplace, access to eaves storage, radiator, loft hatch, double glazed window to rear aspect.

BEDROOM

12'8 x 13'1 (3.86m x 3.99m)

Radiator, built in corner cupboard, double glazed window to front aspect.

BEDROOM

12'5 x 11'2 (3.78m x 3.40m)

Radiator, feature fireplace, double glazed window to front aspect.

BEDROOM

12'3 max narrowing to 8'5 x 11'1 (3.73m max narrowing to 2.57m x 3.38m)

Feature fireplace, radiator, double glazed window to side aspect.

BEDROOM

10'3 max x 8'4 (3.12m max x 2.54m)

Feature fireplace, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, low level dual flush wc, wash hand basin, airing cupboard housing the hot water cylinder with shelving above, radiator, part tiled walls, frosted double glazed window to rear aspect.

SEPARATE WC

Low level dual flush wc, wash hand basin, part tiled walls, frosted double glazed window to rear aspect.

SHOWER ROOM

Comprising a walk-in double shower with waterfall style shower head, wash hand basin, extractor fan and chrome heated towel rail.

OUTSIDE - FRONT

Approached via a gravel driveway providing off road parking for multiple vehicles, benefitting from a range of mature hedges to provide seclusion to the front of the property.

REAR GARDEN

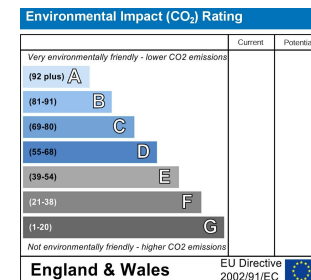
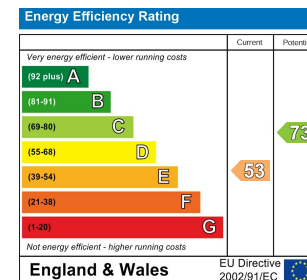
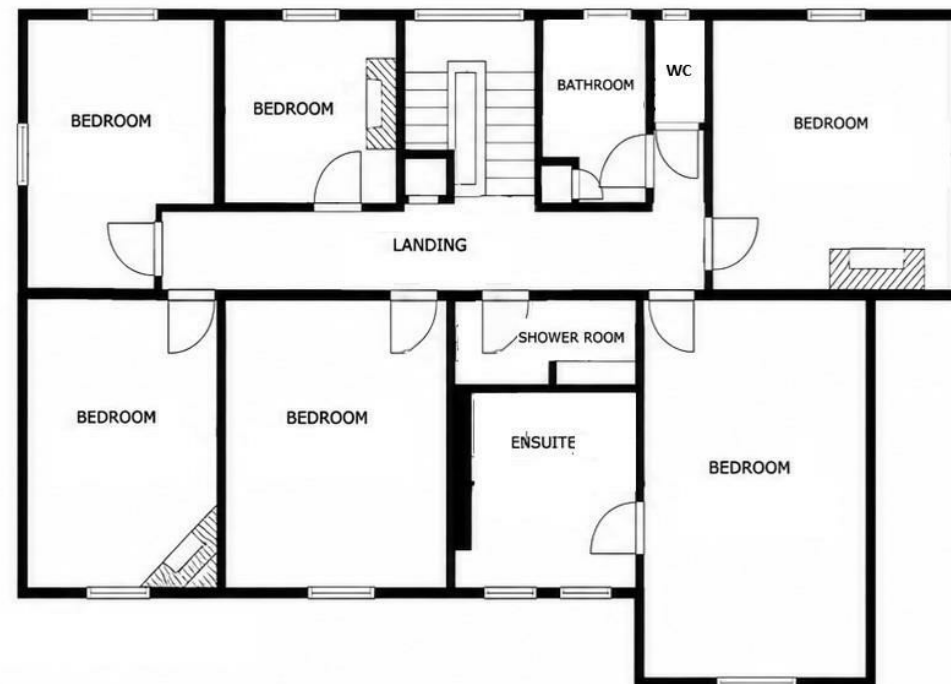
A particular feature of the property, being private, secluded and having access from the kitchen. There is an area of decking, providing the perfect space for outdoor dining and entertaining, steps down to a sunken hot tub area with further wooden steps down to an area of lawn and an additional canopied seating area. There is also a designated area providing a Japanese Garden, which is currently fenced separately to the main area of garden. The garden also has side access to the front of the property and further gate at the rear providing access to an area of woodland, having a range of mature trees and shrubs, creating the perfect home for wildlife and your own woodland space.

Council Tax Band: F









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