



ESTATE AGENTS

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

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

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

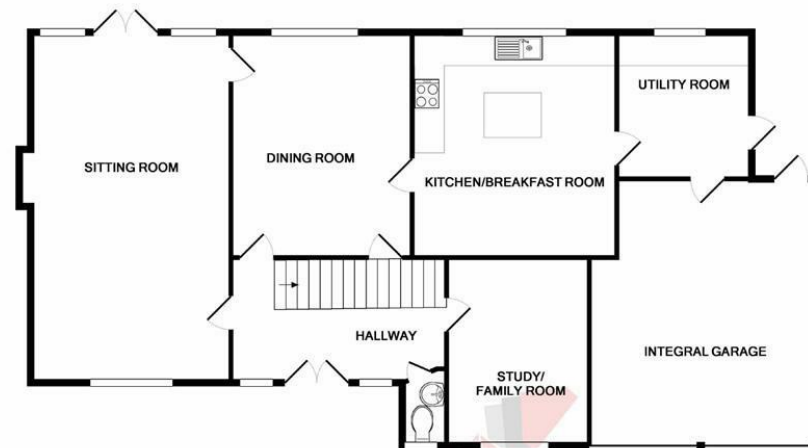
Extending to a good size, patio leading to gardens laid to lawns, pond, trees and shrubs, flowerbeds, enclosed by close board fencing, gardens extend to the side of property also, side access, exterior light.

Council Tax Band: G

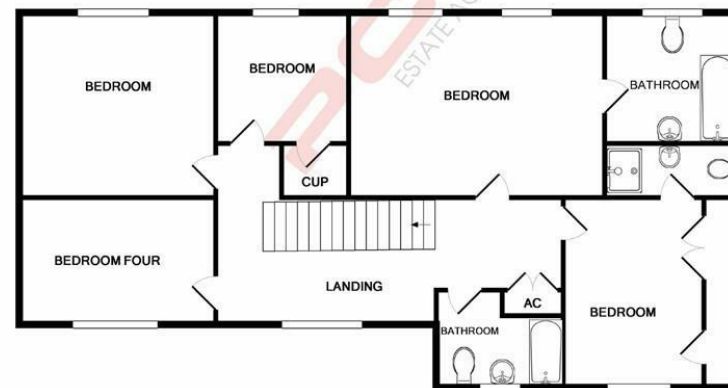






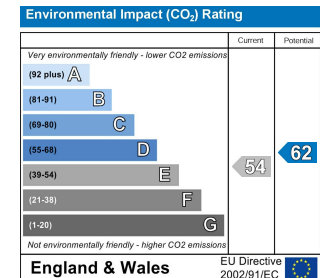
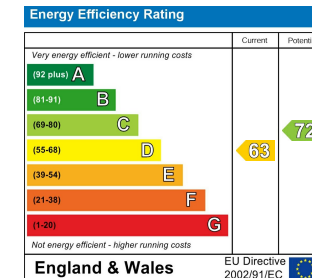


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019



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.