



**Applewood, St. Helens Avenue, Hastings, TN34
2JT**

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Offers In Excess Of £550,000

PCM welcome to the market this lovely FOUR BEDROOM DETACHED FAMILY HOME, complete with a GATED DRIVEWAY, DETACHED GARAGE and WRAP AROUND GARDENS, enviably positioned within a highly sought after St Helens Woods location. Offered to the market CHAIN FREE and tucked away on a quiet and SECLUDED PRIVATE ROAD within a conservation area, the property is ideally placed for well-regarded primary and secondary schools, convenient transport links, St Helens Woods and Alexandra Park.

The accommodation is generously proportioned and arranged to suit modern family living. The ground floor features a bright, DUAL ASPECT LIVING ROOM which opens through to a spacious CONSERVATORY, providing an excellent dining area with LOVELY VIEWS and direct access and out to the garden. The separate KITCHEN-BREAKFAST ROOM is well appointed with an extensive range of units, ample work surface space and a central island, creating a practical focal point for the home. A useful adjoining UTILITY ROOM sits alongside, together with a downstairs CLOAKROOM and a versatile FOURTH BEDROOM, ideal as a guest room, home office or additional reception space.

Upstairs, there are THREE FURTHER WELL-PROPORTIONED BEDROOMS and a family bathroom fitted with both a bath and separate shower enclosure. The principal bedroom enjoys the added benefit of an EN SUITE SHOWER ROOM and built-in storage.

Externally, the property is surrounded by MATURE GARDENS offering a large area of lawn, established shrubs and trees, and a variety of seating areas perfect for outdoor entertaining. A gated block paved driveway provides OFF ROAD PARKING and leads to the DETACHED GARAGE.

The location is both peaceful and serene, just a short stroll from St Helens Woods itself, Offered to the market CHAIN FREE, this impressive home combines space, privacy and a prime setting, making it an excellent opportunity for families seeking a long term home in a desirable location.

DOUBLE GLAZED DOUBLE DOORS

Opening to:

ENTRANCE HALL

Ample built in storage, coving to ceiling, down lights, wall mounted vertical radiator, stairs rising to upper floor accommodation, door to:

DOWNSTAIRS WC

Concealed cistern low level wc, circular wash hand basin with chrome mixer tap, part tiled walls, tiled flooring, double glazed window.

DUAL ASPECT LIVING ROOM

23'6 x 12'2 (7.16m x 3.71m)

Double glazed windows to front and rear elevations, two radiators, coving to ceiling, television point, French doors to:

CONSERVATORY

18'9 x 12'4 (5.72m x 3.76m)

Part brick construction with apex roof, double glazed windows to side and rear elevations enjoying a pleasant outlook over the garden, double glazed French doors opening onto the garden, power points, double radiator, wood flooring.

KITCHEN-BREAKFAST ROOM

17'3 x 11' (5.26m x 3.35m)

Coving to ceiling, down lights, pendant lighting over the island, fitted with a range of base level cupboards and drawers with worksurfaces over, electric hob with waist level double oven and grill, inset circular sink with mixer tap, ample space for breakfast table, space and plumbing for dishwasher, space for tumble dryer, radiator, dual aspect with double glazed window to front and double glazed French doors to side, door to:

UTILITY

10'9 x 7'7 (3.28m x 2.31m)

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, space and plumbing for washing machine and dishwasher, inset stainless steel sink with mixer tap, radiator, space for fridge freezer, down lights, double glazed window and door to rear elevation.

BEDROOM / DINING ROOM

13'5 x 9' (4.09m x 2.74m)

Coving to ceiling, double radiator, double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING

Spacious with double glazed window to rear aspect, double radiator, doors opening to:

MASTER BEDROOM

17' max x 15'5 max narrowing to 11'9 (5.18m max x 4.70m max narrowing to 3.58m)

Triple aspect with double glazed windows to front and side elevations, and two Velux windows to rear aspect, access to eaves storage, two radiators, pleasant views extending over the gardens and grounds, door to:

EN SUITE

Walk in shower unit with electric shower, low level wc, pedestal wash hand basin with chrome mixer tap, tiled splashbacks, heated towel rail, tiled flooring, part tiled walls.

BEDROOM

10'6 x 10'8 (3.20m x 3.25m)

Built in cupboard, radiator, double glazed window to front aspect.

BEDROOM

10'7 x 9' (3.23m x 2.74m)

Radiator, loft hatch with fixed wooden ladder, double glazed window to rear aspect with views onto the garden.

BATHROOM

Bath, separate walk in shower enclosure having electric shower, pedestal wash hand basin, low level wc, radiator, part tiled walls, down lights, built in cupboard, double glazed window to front aspect.

OUTSIDE - FRONT

The property lends itself to be extending to the front, side and rear aspects, subject to necessary planning and building consents. The property is set back from the road with gardens, a variety of plants, shrubs and trees, wooden five bar gate providing access to a block paved driveway providing ample off road parking and access to:

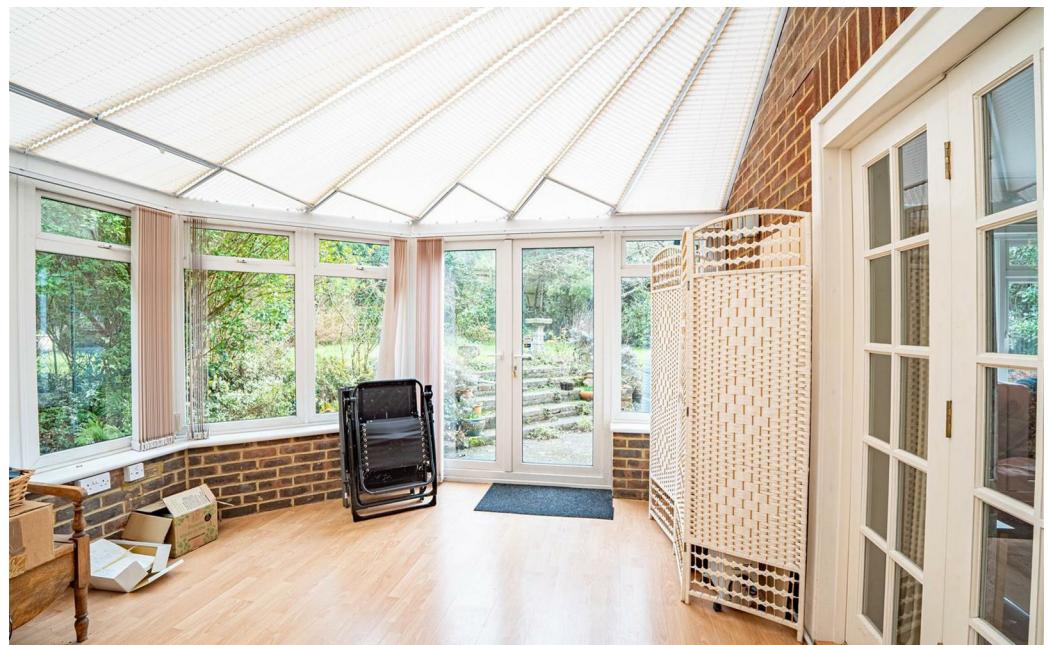
DETACHED GARAGE

Up and over door, personal door to side aspect.

REAR GARDEN

The garden is mainly laid to lawn with established planted borders and patio seating areas. The garden is ideal for families or for the garden enthusiast. The

gardens are incredibly private and enjoy plenty of sunshine throughout the day, being ideal for entertaining.







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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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.

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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			