



32, St Helens Road, Hastings, TN34 2LQ

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Price £650,000

Enviablely located opposite the picturesque Alexandra Park is this STUNNING FOUR/ FIVE BEDROOM PERIOD HOME with exceptionally well-presented and VERSATILE ACCOMMODATION over four floors. The property is presented to a HIGH STANDARD throughout, whilst retaining a plethora of ORIGINAL FEATURES.

The spacious accommodation comprises a grand entrance hallway, DINING ROOM with FEATURE LOG BURNER being open plan to a SITTING ROOM/ KITCHENETTE, large 18ft UTILITY ROOM, SUN ROOM and downstairs wc. To the first floor are TWO BEDROOMS with the front room currently being used as a lounge with LOVELY VIEWS over the park, and a LUXURY BATHROOM SUITE, whilst to the second floor are TWO FURTHER DOUBLE BEDROOMS, a kitchen and SHOWER ROOM. The loft has also been converted to provide further living space and is currently being used as a bedroom.

To the rear of the property is a TRANQUIL REAR GARDEN arranged over three tiers with multiple areas for seating and entertaining.

The property is located opposite Alexandra Park and is within easy reach of town centre with its mainline railway station and seafront. If you are looking for a BEAUTIFULLY PRESENTED PERIOD HOME in a sought-after and convenient location, look no further than this stunning example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Double wooden doors with stain glass windows leading to:

ENTRANCE HALLWAY

Spacious with exposed wooden floorboards throughout, stairs rising to the first floor accommodation, under stairs storage cupboard, door to:

DINING ROOM

16'7 max x 13'11 (5.05m max x 4.24m)

Feature log burner, sash bay window to front aspect enjoying a pleasant outlook over Alexandra Park, ceiling cornicing, ceiling rose, exposed wooden floorboards, two radiators, open plan to:

SITTING ROOM

12'2 max x 11'9 (3.71m max x 3.58m)

Feature fire surround, range of base level units with worksurfaces, four ring gas hob with oven below, inset sink with mixer tap, space for fridge freezer, exposed wooden floorboards, sash window to rear aspect, door to:

SUN ROOM

26'7 max x 10'1 (8.10m max x 3.07m)

Axgard roof, windows and double doors to rear aspect leading out to the garden.

UTILITY ROOM

18'11 x 10' (5.77m x 3.05m)

Comprising a range of base level units with worksurfaces, inset sink with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, exposed wooden floorboards, windows to rear and side aspects, door to side aspect leading out to the garden.

DOWNSTAIRS WC

Wash hand basin, wc.

FIRST FLOOR LANDING

Exposed wooden floorboards, stairs leading to second floor accommodation.

LOUNGE/ BEDROOM

20'6 max x 16'8 narrowing to 13'9 (6.25m max x 5.08m narrowing to 4.19m)

Spacious, light and airy room with sash bay window to front aspect enjoying a fantastic outlook over Alexandra Park, feature fire surround, ceiling cornicing, ceiling rose, exposed wooden floorboards, additional sash window to front aspect.

BEDROOM

11'11 max x 11'9 (3.63m max x 3.58m)

Exposed wooden floorboards, radiator, sash window to rear aspect.

BATHROOM

18'11 x 10'2 (5.77m x 3.10m)

Luxury suite comprising a roll top bath with mixer tap, rainfall style shower attachment, wc, bidet, wash hand basin, exposed wooden floorboards throughout, sash windows to rear and side aspects, radiator, door to rear aspect leading out to the garden.

SECOND FLOOR LANDING

Velux sky light to rear aspect, exposed wooden floorboards.

KITCHEN

11'11 x 9'10 (3.63m x 3.00m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, space for fridge freezer, stainless steel inset sink with mixer tap, space for dining table and chairs, window to side aspect, Velux window to side aspect, door leading to:

SHOWER ROOM

8'3 x 6'8 (2.51m x 2.03m)

Walk in double shower with rainfall style shower attachment, dual flush wc, wash hand basin, sash window to rear aspect overlooking the garden, radiator, Velux sky light to side aspect.

BEDROOM

11'8 x 11' (3.56m x 3.35m)

Storage cupboard built into recess, feature fire surround, sash window to rear aspect, exposed wooden floorboards, radiator.

BEDROOM

20'7 x 16'9 narrowing to 13'9 (6.27m x 5.11m narrowing to 4.19m)

Sash bay window to front aspect enjoying a beautiful view over Alexandra Park, exposed wooden floorboards, feature fire surround, stairs rising to:

LOFT ROOM

18'10 narrowing to 11'6 x 16'8 narrowing to 9'11 (5.74m narrowing to 3.51m x 5.08m narrowing to 3.02m)

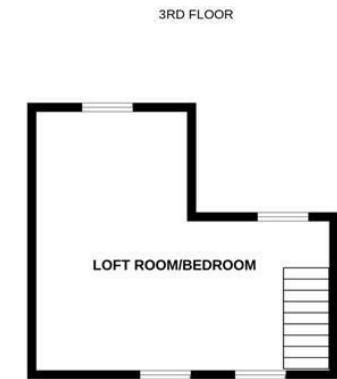
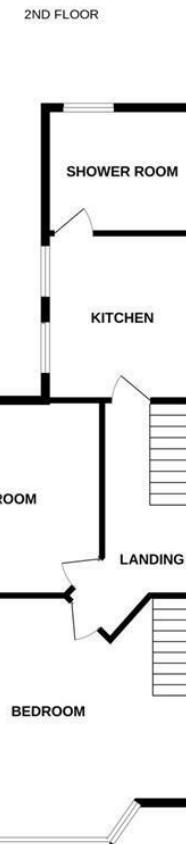
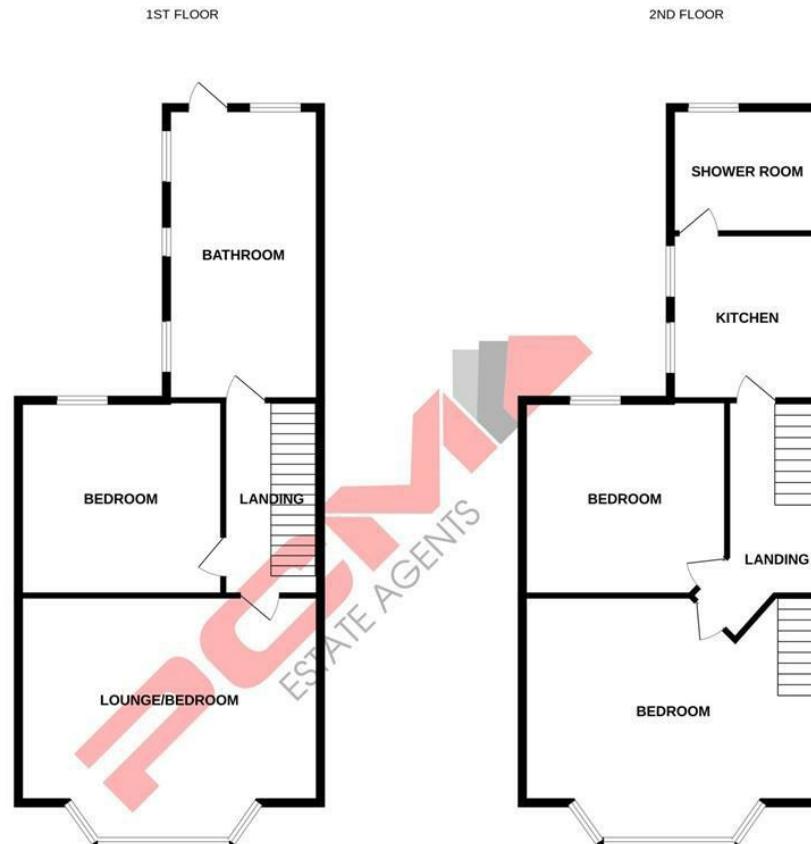
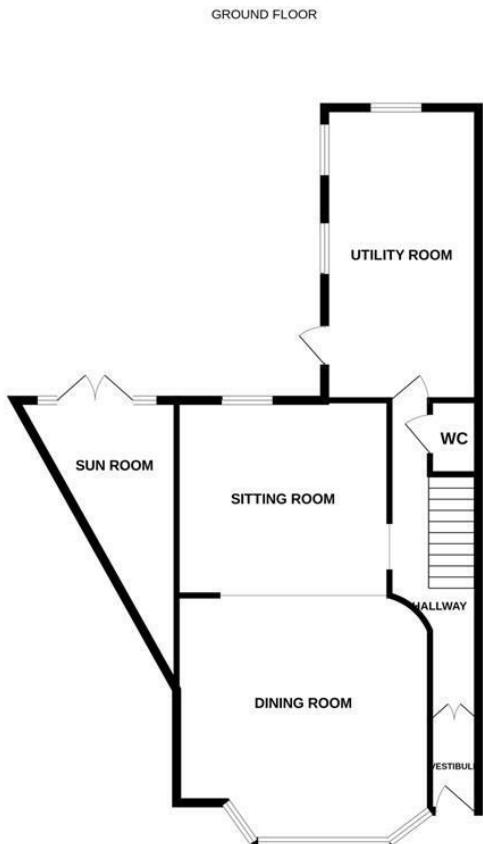
Currently used as a bedroom with Velux windows to front and rear aspects, access to eaves storage, exposed wooden floorboards.

REAR GARDEN

Private, secluded and tranquil garden arranged over three tiers with multiple areas for seating and entertaining.

Council Tax Band: D





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			
EU Directive 2002/91/EC		74	58
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			

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.