



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

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Price £600,000

A RARE OPPORTUNITY has arisen to acquire this FOUR BEDROOM, THREE RECEPTION ROOM and TWO BATHROOM DETACHED HOUSE located on this sought-after and RARELY AVAILABLE PRIVATE ROAD adjacent to the picturesque St Helens Woods.

This SPACIOUS DETACHED RESIDENCE is situated this PEACEFUL SETTING towards the end of a quiet cul-de-sac off of a private road. Inside, the accommodation is spacious throughout and comprises a generous entrance hallway, 20ft LOUNGE, additional SITTING ROOM, KITCHEN-BREAKFAST ROOM plus separate DINING ROOM, UTILITY ROOM and DOWNSTAIRS WC, whilst to the first floor there are FOUR DOUBLE BEDROOMS with the master enjoying its own EN SUITE in addition to the main family bathroom.

A particular feature of the property is its LARGE BALCONY which enjoys a FANTASTIC WOODLAND VIEW to the front aspect whilst offering ample space for seating. Externally the property also enjoys a PRIVATE AND SECLUDED TRANQUIL REAR GARDEN in addition to OFF ROAD PARKING and a DOUBLE GARAGE.

Located on one of Hastings most sought-after and PRIVATE ROADS within walking distance of St Helens Woods with its range of walks and wildlife. Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

CANOPIED ENTRANCE

Private front door to:

ENTRANCE HALLWAY

Spacious with stairs rising to first floor accommodation, under stairs storage area, radiator.

LOUNGE

20'4 x 10'10 (6.20m x 3.30m)

Large double glazed window to front aspect enjoying a pleasant outlook over neighbouring woodland, feature fireplace, two radiators, double doors to:

DINING ROOM

10'11 x 7'10 (3.33m x 2.39m)

Bi-fold doors to rear aspect leading out to the garden, radiator, door to:

KITCHEN-BREAKFAST ROOM

16'2 x 10'10 (4.93m x 3.30m)

Spacious and providing ample space for seating and entertaining, range of fitted eye and base level units with worksurface, four ring gas hob with extractor above and oven below, inset one & ½ bowl ceramic sink with mixer tap, integrated dishwasher, integrated fridge, two double glazed windows to rear aspect overlooking the garden, part glazed door to side aspect leading out to the garden, opening leading to:

SITTING ROOM

14'4 x 14'2 (4.37m x 4.32m)

Window to front aspect enjoying a pleasant outlook over woodland, radiator.

UTILITY ROOM

7'5 x 5'3 (2.26m x 1.60m)

Comprising a range of eye and base level units with worksurfaces, under cabinet space and plumbing for washing machine, radiator, double glazed obscured window to rear aspect.

WC

Wash hand basin with storage below, radiator, double glazed obscured window to side aspect.

FIRST FLOOR LANDING

Loft hatch, airing cupboard, bi-fold doors to front aspect leading out to the balcony.

MASTER BEDROOM

14'5 max x 13'5 max (4.39m max x 4.09m max)

Two built in wardrobes, radiator, two double glazed windows to front aspect enjoying a pleasant outlook, door to:

EN SUITE

10'11 x 5'1 (3.33m x 1.55m)

Walk in double shower, wash hand basin set into vanity unit with ample storage below, dual flush wc, chrome ladder style radiator, part tiled walls, double glazed obscured window to rear aspect.

BEDROOM

11'11 x 10'10 (3.63m x 3.30m)

Double glazed window to front aspect with views over woodland, radiator.

BEDROOM

10'10 x 10'10 (3.30m x 3.30m)

Double glazed window to rear aspect, radiator.

BEDROOM

10'10 x 8'9 (3.30m x 2.67m)

Double glazed window to rear aspect, radiator.

FAMILY BATHROOM

7'7 x 6'11 (2.31m x 2.11m)

Corner Jacuzzi bath, dual flush wc, wash hand basin, tiled walls, double glazed obscured window to rear aspect.

BALCONY

A particular feature of the property being large and accessed from the first floor landing, with exterior power points. Incredibly private and secluded, whilst offering ample space for seating and enjoying pleasant views over the woodland opposite.

DOUBLE GARAGE

18'3 x 14'6 (5.56m x 4.42m)

Up and over door, power, lighting, personal door to side aspect.

ADDITIONAL WORKSHOP AREA

13'5 x 7'1 (4.09m x 2.16m)

Restricted head height.

REAR GARDEN

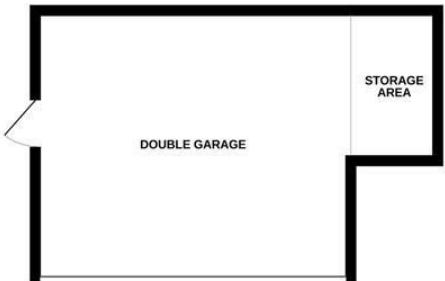
Well-presented, incredibly private and secluded, offering a tranquil setting and featuring a patio area abutting the property providing space for al-fresco dining, area predominantly laid to lawn, a range of mature shrubs, plants and trees, storage shed and outside water tap.



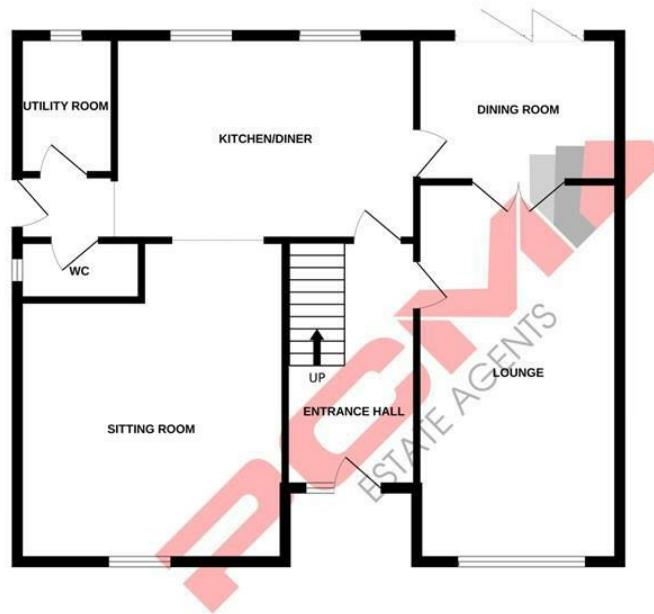




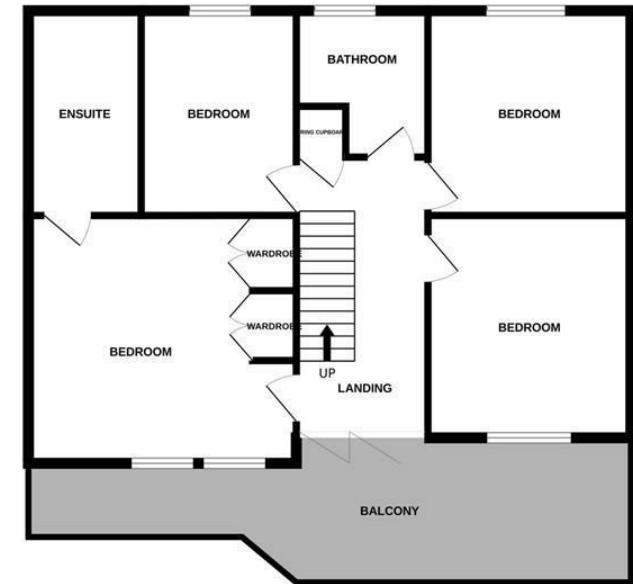
BASEMENT



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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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			

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.