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Offers In Excess Of £365,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this 1930's SEMI-DETACHED THREE BEDROOM FAMILY HOME, conveniently positioned in this sought-after region of Hastings, close to Alexandra Park, popular schooling establishments and nearby amenities.

Occupying an elevated position set back from the road with a lovely sized FAMILY FRIENDLY GARDEN. This CHARACTERFUL HOME offers modern benefits including gas fired central heating and double glazing, as well as PERIOD FEATURES such as PICTURE RAIL'S and OPEN FIRES.

Accommodation is arranged over two floors comprising a spacious entrance hall, LARGE LIVING ROOM with LOG BURNER and patio doors to the rear garden, BAY FRONTED DINING ROOM with OPEN FIRE, kitchen and a DOWNSTAIRS SHOWER ROOM. To the first floor, there are THREE GOOD SIZED BEDROOMS with the master bedroom benefitting from built in wardrobes, and a family bathroom.

There is a FAMILY FRIENDLY LEVEL REAR GARDEN offering plenty of outdoor space to relax, entertain and enjoy the summer's evenings, as well as being well-established with a range of mature shrubs.

Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wood flooring, wall mounted thermostat, stairs rising to the first floor, under stairs storage cupboard housing electric meter, double glazed window to front aspect, door opening to:

LIVING ROOM

17'9 x 11'3 (5.41m x 3.43m)

Wood flooring, wood burning stove with tiled hearth, radiator, picture rail, sliding door opening to the rear garden.

DINING ROOM

16'3 max into bay x 11'3 (4.95m max into bay x 3.43m)

Open fire with brick surround, storage alcove, picture rails, radiator, double glazed window to front aspect.

KITCHEN

15'10 max x 8'2 (4.83m max x 2.49m)

Fitted with a range of eye and base level units, space and plumbing for washing machine and tumble dryer, space for fridge freezer, freestanding electric oven with four ring electric hob and double oven below, stainless steel sink with mixer tap, dual aspect with double glazed windows to the side and rear aspects, double glazed door to side providing access to the rear garden.

DOWNSTAIRS SHOWER ROOM

Walk in shower unit with electric shower, wc, wash hand basin, chrome style heated towel rail, frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space, doors to:

BEDROOM

15'10 into bay x 11'3 (4.83m into bay x 3.43m)

Wooden flooring, built in wardrobes, picture rail, radiator, double glazed bay window to front aspect.

BEDROOM

14'8 into bay x 11'3 (4.47m into bay x 3.43m)

Radiator, picture rail, wood flooring, double glazed bay window to rear aspect.

BEDROOM

10' max x 7'10 (3.05m max x 2.39m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment above, wash hand basin with storage below, low level dual flush wc, radiator, airing cupboard with shelving above and hot water cylinder below, double glazed window to front aspect.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road, with steps and path leading to the front door, lawned front garden with hedged boundaries and a range of mature shrubs.

REAR GARDEN

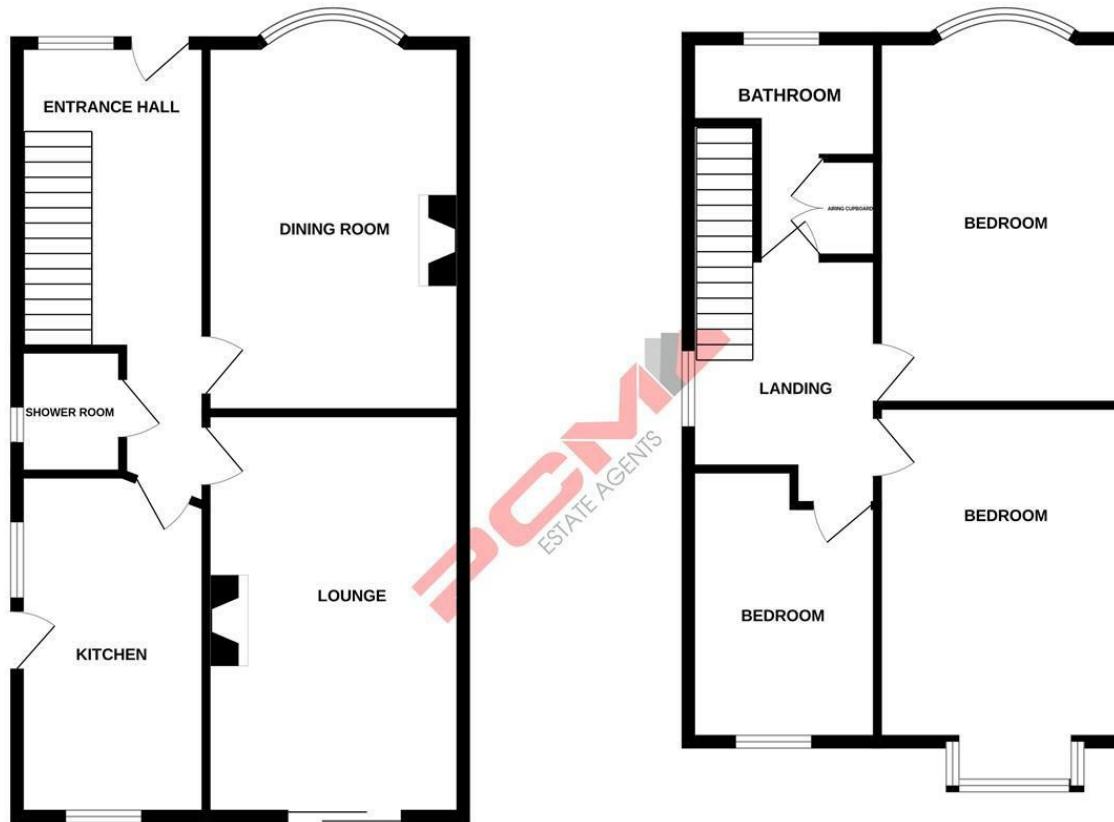
Expansive and family friendly, level with an area of patio offering an ideal space for relaxing and entertaining. The garden is well-planted with a range of mature plants and shrubs, wooden shed and side access.

Council Tax Band: D



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		84	71
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		84	71
England & Wales			