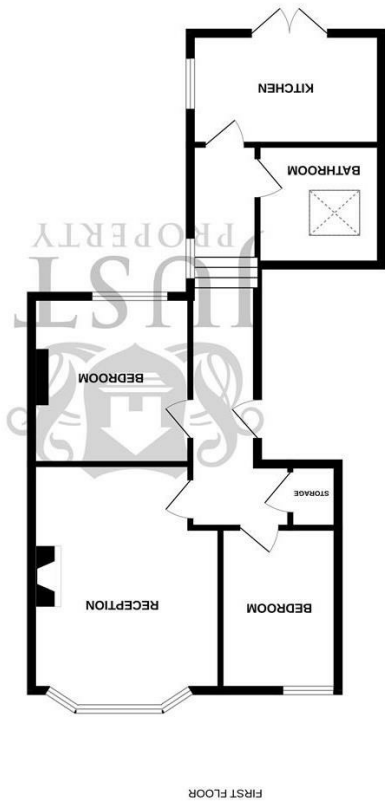


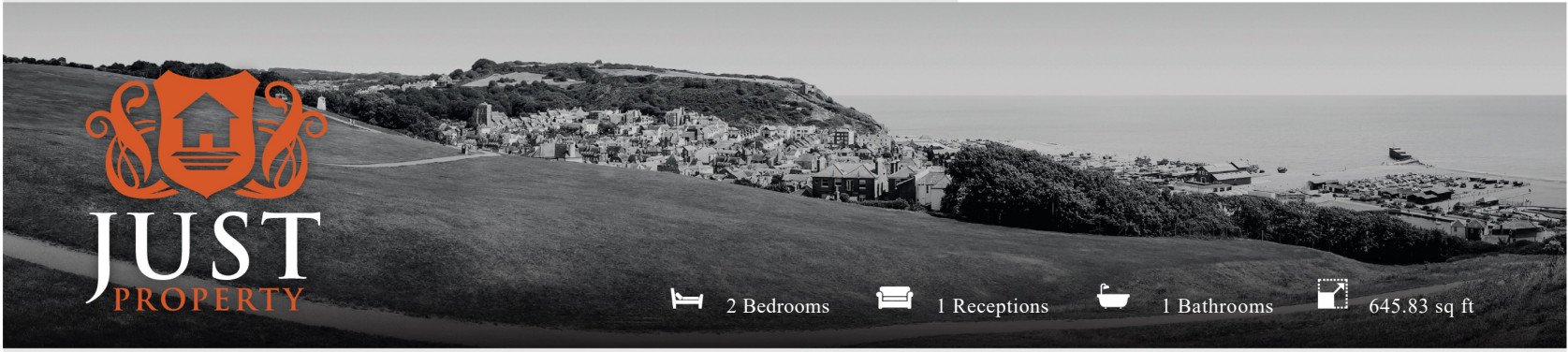


Energy Efficiency Rating		England & Wales	
EU Directive 2002/91/EC		Not energy efficient - higher running costs	
Potential	Current	Very energy efficient - lower running costs	
		A (92 plus)	B (81-91)
		C (69-80)	D (55-68)
		E (39-54)	F (21-38)
		G (1-20)	Not energy efficient - higher running costs
80	73		

Measurements have been made to ensure the accuracy of the English standard floor measurements of this property. The services, fixtures and appliances shown have not been tested and no guarantee is made as to their condition or whether they will be present at the time of completion of the purchase. The services, fixtures and appliances shown have not been tested and no guarantee is made as to their condition or whether they will be present at the time of completion of the purchase. The services, fixtures and appliances shown have not been tested and no guarantee is made as to their condition or whether they will be present at the time of completion of the purchase.



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Flat 2 59 St. Helens Road, Hastings, TN34 2LN

Leasehold - Share of Freehold

£225,000



PROPERTY DETAILS

This delightful two-bedroom first-floor flat on St. Helens Road offers a perfect blend of original character, spacious living, and a prime location. Situated with stunning views of Alexandra Park from the lounge, the property provides a tranquil and picturesque outlook.

The flat retains many charming original features, such as high ceilings, period-style windows, and wooden flooring, adding warmth and character throughout. The large, bright lounge is a welcoming space, flooded with natural light, making it ideal for both relaxation and entertaining. The well-appointed kitchen is practical and stylish, offering plenty of storage.

The master bedroom, located at the rear of the property, offers a peaceful setting with ample space for storage. The well-proportioned single bedroom at the front enjoys bright natural light and park views, ideal as a second bedroom or a home office. The bathroom is neatly finished and well-equipped for everyday use.

One of the key highlights of this property is its expansive private rear garden and charming courtyard. This generous outdoor space is perfect for a variety of uses, whether it's gardening, entertaining, or simply unwinding in your own peaceful retreat. The courtyard adds extra versatility, providing space for storage and a small seating area. At the top of the garden, enjoy views of Hastings Castle and sunlight during the day.

Located in a sought-after area, the flat is within easy reach of local amenities, transport links, and the beautiful Alexandra Park. With its original features, spacious layout, and large outdoor spaces, this property offers a rare opportunity for those seeking a charming home in a desirable location.

Further benefits include gas central heating, a long lease with a share of the freehold, and a maintenance charge of £100 per month.

This property is not one to be missed. To arrange access, please contact the vendor's choice of sole agents, Just Property.

ROOM DIMENSIONS

Communal Entrance

Stairs Up To First Floor

Front Door

Entrance Hall

Bedroom

12'2" x 11'1" (3.71m x 3.38m)

Bedroom

9'4" x 6'8" (2.86m x 2.05m)

Reception Room

12'9" x 13'0" (3.90m x 3.98m)

Storage Room

Bathroom

12'9" x 5'4" (3.90m x 1.64m)

Kitchen

11'8" x 7'8" (3.56m x 2.35m)

Access to Rear Garden & Courtyard

FEATURES

- CHAIN FREE
- Private Rear Garden & Patio
- Views Over Alexandra Park
- Two Bedrooms
- First Floor Flat
- Gas Central Heating
- Charming Features
- Share of Freehold
- Balance of 999 Year Lease
- Service Charge £100 per month

