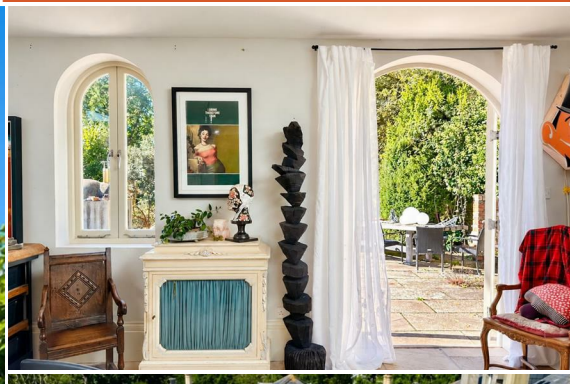
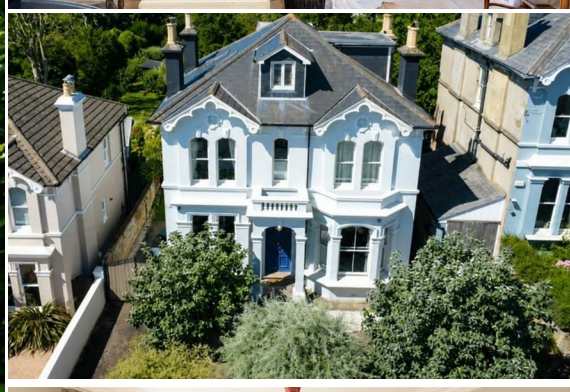
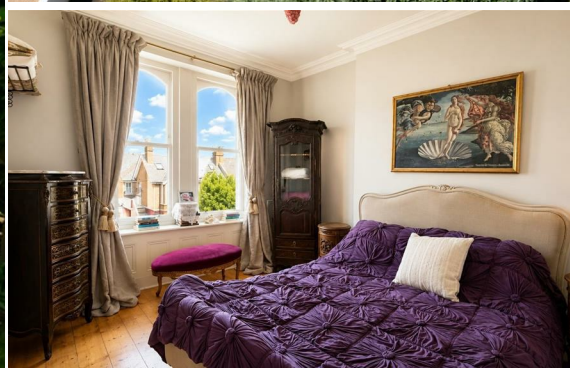
Freehold

£1,350,000

63 St. Helens Park Road,, Hastings, TN34 2JJ







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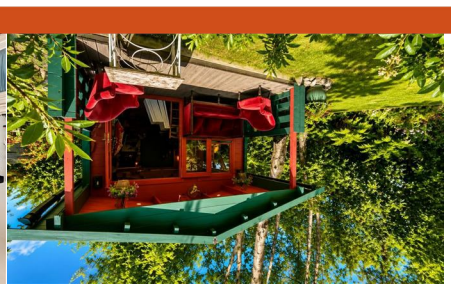
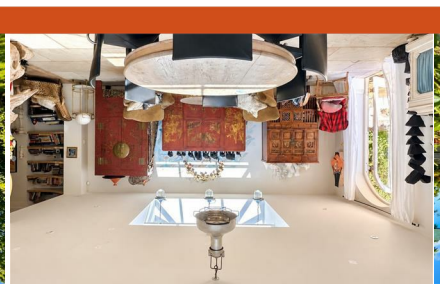
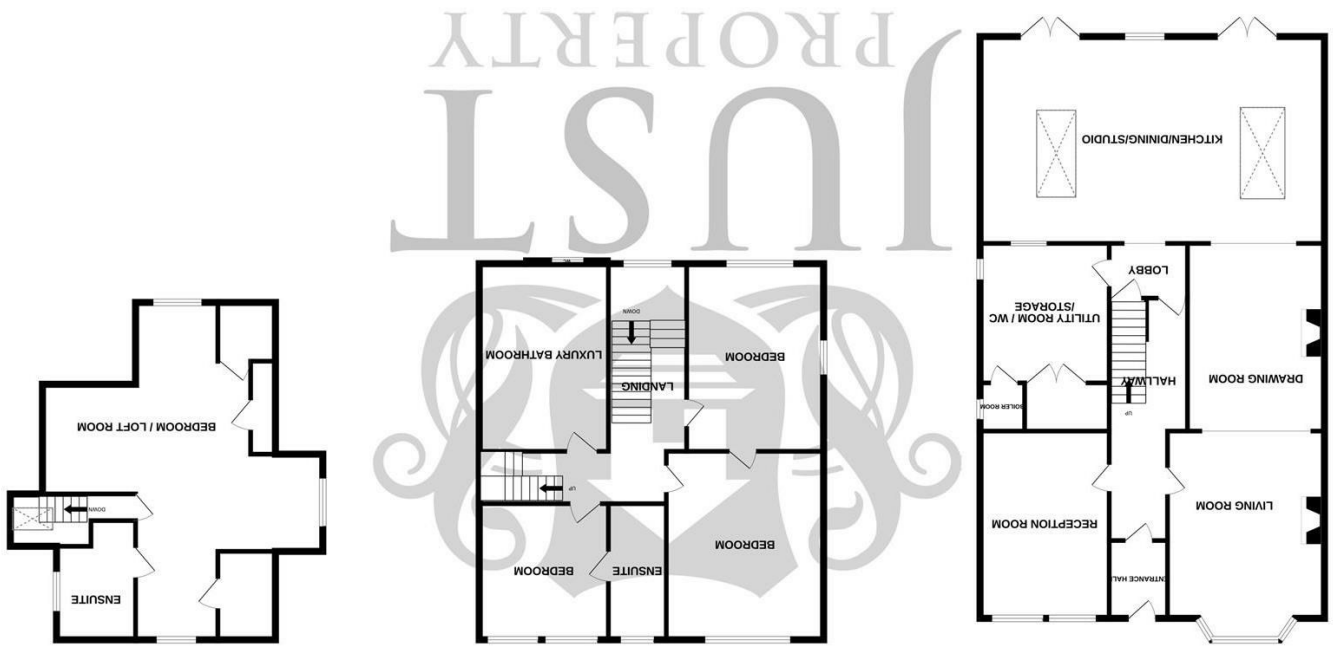
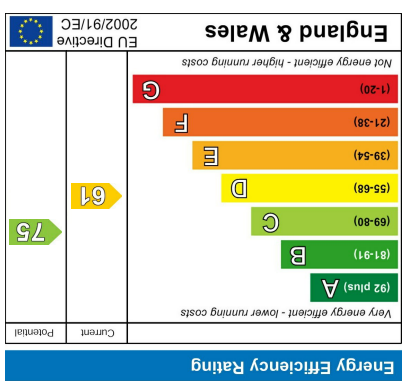




FLOORPLANS

63 St. Helens Park Road,, Hastings, TN34 2JJ





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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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Freehold

£1,350,000

5 Bedrooms | 4 Receptions | 3 Bathrooms | 2927.78 sq ft

PROPERTY DETAILS

An exceptional detached period residence, beautifully presented throughout and occupying a prestigious position within the highly sought-after St Helens Park area of Hastings.

Perfectly positioned close to Alexandra Park, St Helens Woods, the seafront, Hastings town centre and the historic Old Town, this outstanding family home offers an enviable lifestyle in one of the town's most desirable locations.

Lovingly restored and enhanced by the current owners, the property seamlessly blends elegant period character with stylish contemporary living, retaining a wealth of original features including ornate cornicing, stripped wooden floorboards and feature fireplaces.

The accommodation comprises a welcoming entrance hall, an elegant reception room, a beautiful living room opening into the drawing room, and an impressive open-plan kitchen, dining and family space created by a substantial rear extension. French doors open onto the stunning rear garden, while a utility room with WC completes the ground floor.

The first floor offers three generous double bedrooms, including a principal bedroom and a luxurious family bathroom featuring both a bath and separate shower. The second floor provides a further double bedroom with en-suite facilities and excellent storage.

Outside, the property enjoys off-road parking and a mature front garden offering privacy from the road. The magnificent rear garden is beautifully landscaped with established trees, colourful planting, a productive vegetable garden, a wood-fired pizza oven, a detached cabin ideal as a home office, studio or occasional guest accommodation, and several peaceful seating areas, creating a wonderful space for both entertaining and relaxation.

Homes of this calibre, combining timeless character, exceptional presentation and a prime location, rarely come to the market. Viewing is highly recommended through the vendor's sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Entrance Porch

Hallway

Living Room
18'10" x 13'1" (5.76 x 3.99)

Drawing Room
15'1" x 11'10" (4.61 x 3.62)

Reception Room
18'6" x 10'8" (5.66 x 3.26)

Utility Room / WC / Storage
12'6" x 10'9" (3.83 x 3.30)

Rear Lobby

Open Plan Kitchen / Dining / Studio
27'0" x 19'8" (8.23 x 6.00)

Stairs Up To Landing

Bedroom
16'2" x 12'11" (4.94 x 3.94)

Bedroom
15'8" x 11'5" (4.78 x 3.49)

Bedroom
12'8" x 10'5" (3.88 x 3.20)

En Suite
10'7" x 4'8" (3.25 x 1.43)

Bath & Shower Room
12'3" x 10'5" (3.74 x 3.19)

Stairs Up To

Bedroom / Loft Room / Gym
29'10" x 15'11" max (9.10 x 4.87 max)

En Suite Shower Room

Front Garden

Off Road Parking

Patio Area

Extensive Rear Garden

Vegtable Plot

Garden Cabin

FEATURES

- Beautiful Detached Period Family Home
- Nearly 3000 Sq Ft
- Five Bedrooms
- Three Bathrooms
- Three Reception Room
- Open Plan Kitchen / Dining / Studio Space
- Gorgeous Interiors
- Off Road Parking
- Extensive Rear Garden With Mature Planting
- Unique One Home That Must Be Viewed

Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.