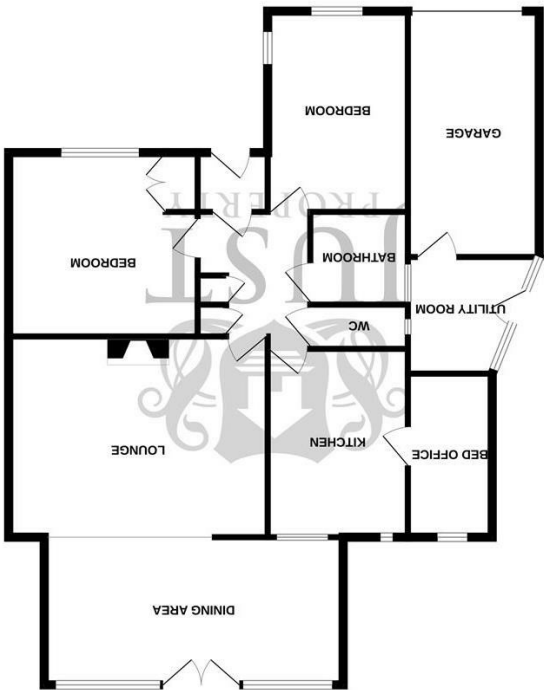




Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
Potential	Current		
		Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	

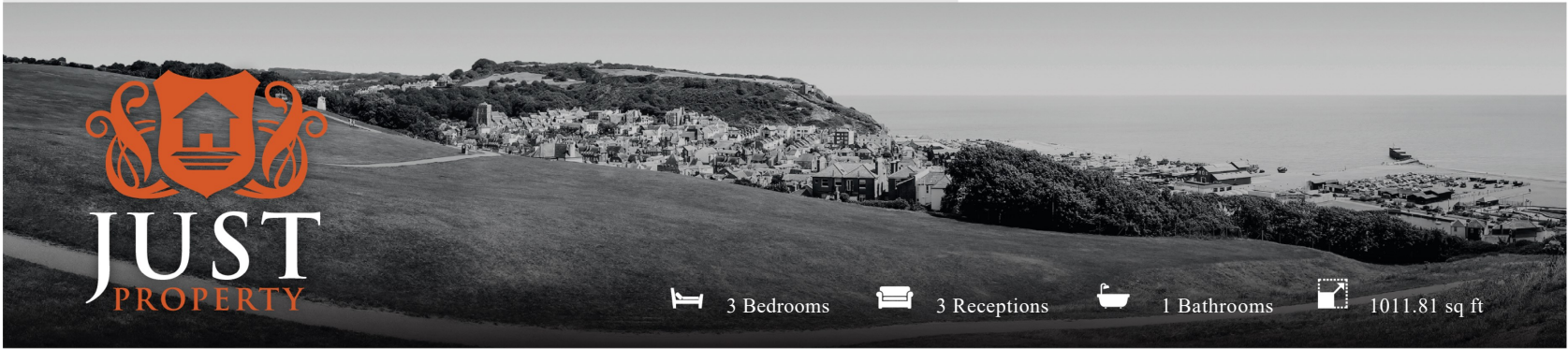
These energy ratings have been made to ensure the accuracy of the Energy Performance Certificate (EPC) and are based on the information provided by the seller. The seller has provided the information to the best of their knowledge and belief. The seller does not warrant the accuracy of the information provided and no guarantee is given. The seller is not responsible for any errors or omissions in the information provided. The seller is not responsible for any errors or omissions in the information provided. The seller is not responsible for any errors or omissions in the information provided.



GROUND FLOOR



www.justproperty.net



3 Bedrooms 3 Receptions 1 Bathrooms 1011.81 sq ft

98 St. Helens Down, Hastings, TN34 2AR

Freehold

£300,000





Freehold

£300,000

3 Bedrooms 3 Receptions 1 Bathrooms 1011.81 sq ft

PROPERTY DETAILS

An exciting opportunity to acquire this two-bedroom detached bungalow, ideally situated in the highly sought-after St Helens Down area of Hastings and offered to the market chain free through the vendor's sole agents, Just Property.

Conveniently positioned close to local bus routes, a nearby convenience store, the Conquest Hospital, Alexandra Park, The Ridge and Hastings Town Centre with its range of shopping and leisure facilities, the property enjoys an excellent location for a variety of buyers.

The accommodation comprises an entrance porch leading into a spacious inner hallway with useful storage cupboards, two generous double bedrooms, a bathroom and separate WC. There is also a fitted kitchen, study/occasional third bedroom and a useful utility room. To the rear of the property is a spacious family lounge which opens into a dining area, with double doors providing access to the rear garden and creating an ideal space for both everyday living and entertaining.

Further benefits include an integral garage, ample off-road parking accessed via gated entrance, side access to the property and a well-established landscaped rear garden.

Although the property would benefit from some updating and modernisation, it offers tremendous scope for improvement and the opportunity for the next owner to create a home tailored to their own tastes and requirements.

Properties in this desirable location are always in demand, and this bungalow represents a rare opportunity to secure a detached home with excellent potential in one of Hastings' most popular residential areas. Early viewing is highly recommended.



ROOM DIMENSIONS

Front Door	Utility Room
Entrance Porch	Garage
Hallway	14'10" x 8'5" (4.54 x 2.59)
Bedroom	Front Garden
12'2" x 11'11" (3.72 x 3.64)	Off Road Parking
Bedroom	Rear Garden
12'11" x 8'11" (3.96 x 2.74)	
Lounge	
16'8" x 12'11" (5.10 x 3.96)	
Dining Area	
19'3" x 9'6" (5.88 x 2.90)	
Bathroom	
Kitchen	
12'4" x 8'11" (3.78 x 2.73)	
Study / Occasional Bedroom	
10'4" x 5'3" (3.16 x 1.62)	

FEATURES

- CHAIN FREE
- Detached Bungalow
- Two Double Bedrooms
- Off Road Parking
- Integral Garage
- Fitted Kitchen
- Study and Separate Utility Room
- Large Lounge Into Dining Space
- Close To Shops and Buses
- In Need of Updating

