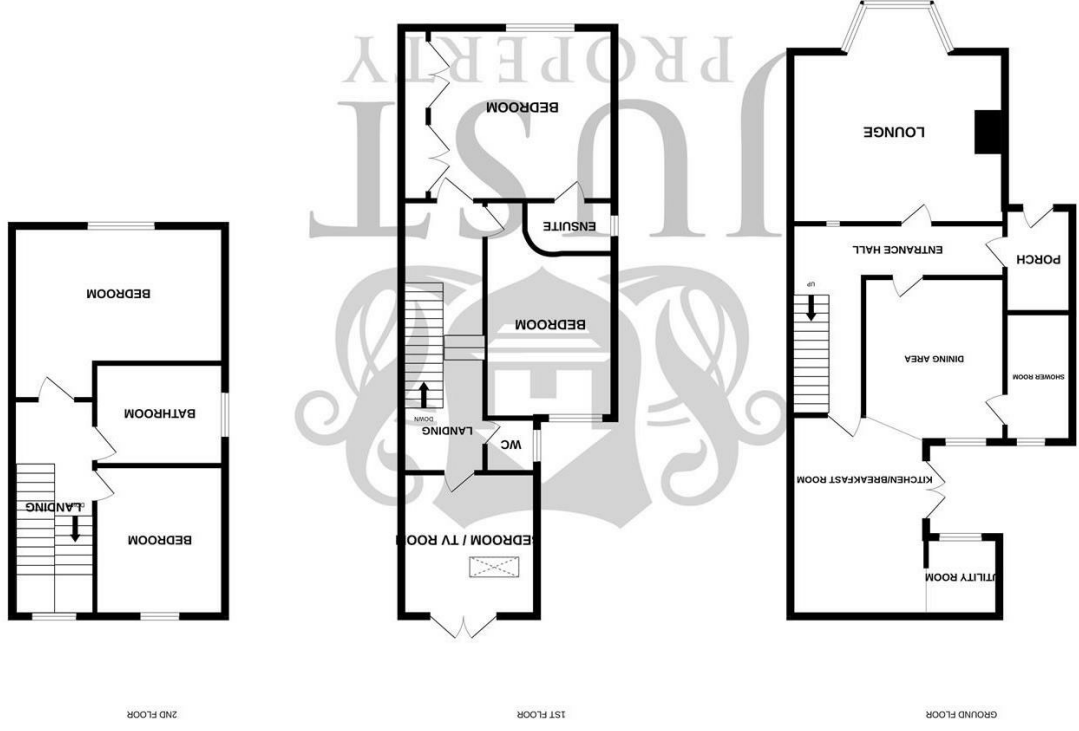


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
56	77



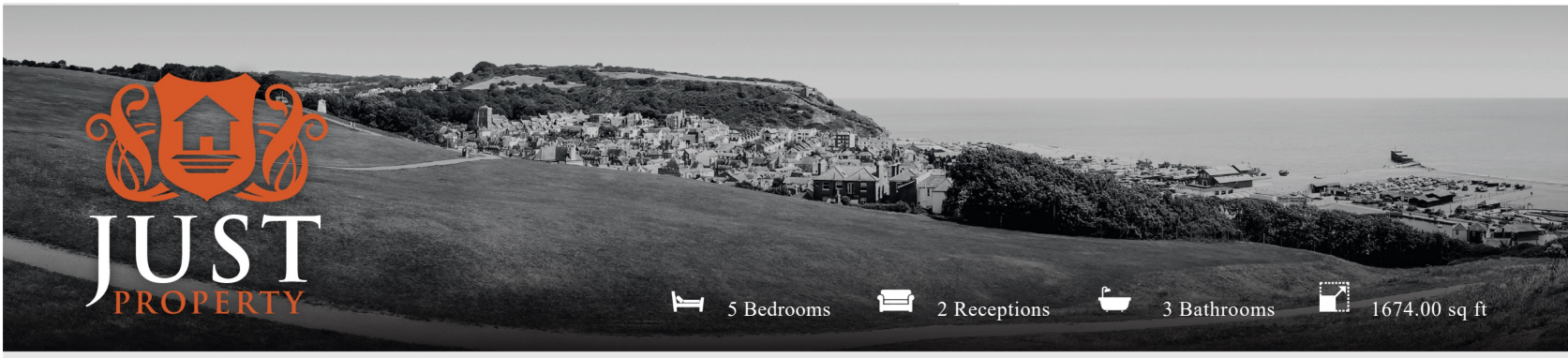
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and fittings are approximate and no responsibility is taken for any errors or omissions. This plan is illustrative purposes only and should be used as a guide only. Prospective purchaser: The network, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan 2020

# FLOORPLANS

22 St Helens Road, Hastings, TN34 2LG



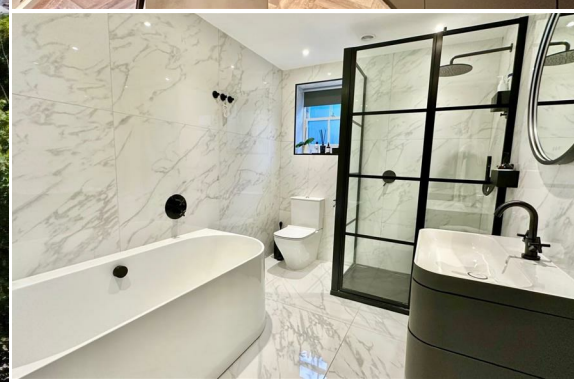
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5 Bedrooms   2 Receptions   3 Bathrooms   1674.00 sq ft

22 St Helens Road, Hastings, TN34 2LG

Freehold  
£599,950





5 Bedrooms 2 Receptions 3 Bathrooms 1674.00 sq ft

## PROPERTY DETAILS

An exceptional four/five bedroom, two/three reception room bay-fronted end-of-terrace Victorian house, positioned directly opposite and overlooking Alexandra Park. The property is ideally located within walking distance of Hastings town centre, mainline railway station with connections to London, the seafront and Pier, bus routes, West Hill and the historic Old Town.

The house has been carefully and extensively refurbished by the current owner with meticulous attention to detail and an emphasis on comfortable, modern living. Accommodation comprises a bay-fronted sitting room with feature fireplace and wood-burning stove, a redesigned Schmidt kitchen with adjoining dining room, separate utility room and a ground-floor shower room/WC.

The bespoke kitchen and utility are fitted with a comprehensive range of integrated appliances including Neff steam and microwave ovens, Neff induction hob, Bosch dishwasher, extractor and fridge/freezer, along a utility room with a Caple washing machine and separate Caple dryer. Built-in cabinetry to the dining area incorporates a Swisscave dual-zone 107-bottle wine fridge with storage and bar area.

To the first floor, the principal bedroom benefits from full-height built-in wardrobes and an en-suite wet room, alongside two further bedrooms and WC. The second floor provides two additional bedrooms and a family bathroom with separate shower cubicle.

Further benefits include double-glazed wooden sash Ventrolla windows, replaced radiators, exposed wooden flooring, feature fireplaces, extensive built-in cabinetry, sustainable Fischer electric hot water storage and boiler, upgraded consumer units, and app-controlled exterior lighting.

Externally, the front and rear gardens have been completely reconfigured with a relocated entrance gate and new steps. The designed landscaped rear garden is arranged over three levels, with patio, grass and home office with power and internet. Viewing is essential to appreciate this stylish family home.



## ROOM DIMENSIONS

Front Door	Principle Bedroom
Entrance Porch	14'4" x 12'11" (4.37 x 3.96)
Hallway	En-Suite Wet Room
Lounge	Bedroom
15'10" x 15'8" (4.85 x 4.78)	11'8" x 9'6" (3.56 x 2.92)
Dining Area	Stairs Up To Landing
12'2" x 8'5" (3.73 x 2.59)	Bedroom
Kitchen / Breakfast Room	16'0" x 12'11" (4.88 x 3.96)
17'1" x 9'8" (5.23 x 2.97)	Bedroom
Utility Room	12'9" x 9'10" (3.89 x 3.00)
5'6" x 5'2" (1.68 x 1.60)	Bath / Shower Room
Shower Room / WC	9'8" x 7'3" (2.95 x 2.21)
9'6" x 4'3" (2.90 x 1.30)	Front Garden
Stairs Up To Landing	Rear Patio
Bedroom / TV Room	Landscaped Rear Garden
10'7" x 10'0" (3.25 x 3.05)	Home Office
WC	

## FEATURES

- CHAIN FREE
- Stunning Family Home
- Immaculate Condition
- Five Bedrooms
- Three Bathrooms
- Modern Fitted Schmidt Kitchen / Breakfast Room With Neff / Bosch Appliances
- Handmade Bespoke Cabinetry
- Detached Home Office
- Landscaped Rear Gardens
- Double Glazed Wooden Ventrolla Sash Windows

