



## St. Helens Road, Hastings TN34 2LQ

Offers in excess of £585,000

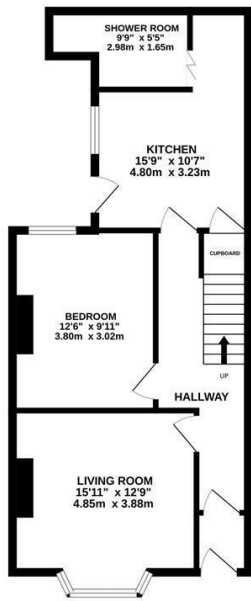


An impressive FIVE bedroom, three storey, TERRACED VICTORIAN HOUSE situated in a sought after location OVERLOOKING ALEXANDRA PARK and within immediate reach of local schools, shops and good transport links. The property has been significantly improved and updated since purchase in 2021.

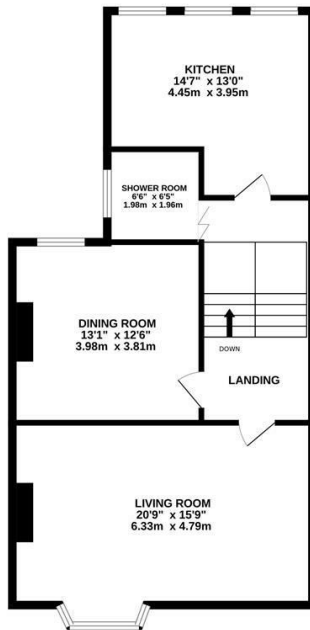
Enjoying a WEALTH OF CHARACTER FEATURES including sash windows, original fireplaces and decorative plaster coving, and high ceilings. The accommodation here offers a VERSATILE LAYOUT with generous proportions which are generally wider than neighbouring houses due to the under croft which conveniently provides access to the back of the property.

The ground floor comprises a FRONT FACING LIVING ROOM with a bay window, a substantial double bedroom, served by a kitchen with access to a small courtyard, together with a shower and toilet room. This floor is currently used as a self contained unit for short-term holiday lets. It has previously been registered as a separate

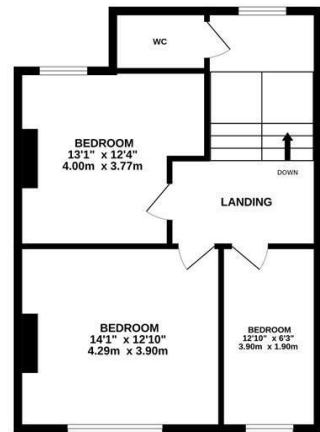
GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



2ND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1865 sq.ft. (173.2 sq.m.) approx.

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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