



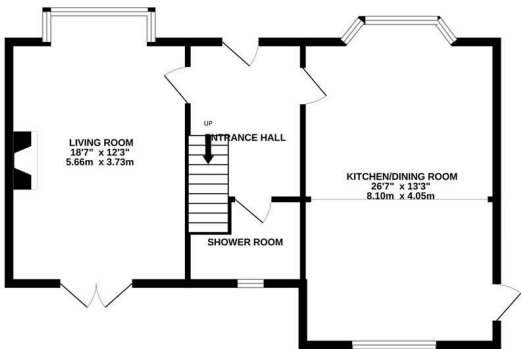
St. Helens Park Road, Hastings TN34 2DP

Offers in excess of £450,000

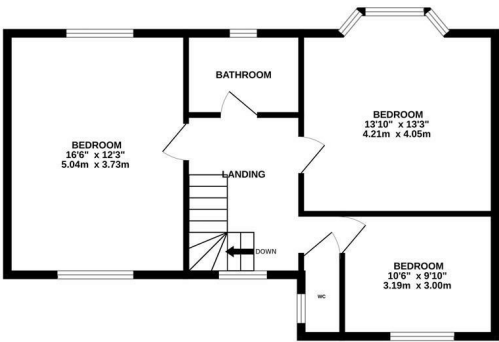


An exceptional 1930's DETACHED FAMILY HOME situated in a FAVOURED BLACKLANDS LOCATION within easy walking distance to Alexandra Park, St. Helens Woods, local schools and good bus routes. Hastings mainline railway station is also close by with its connections to London. This exceptional property has been NEWLY RENOVATED THROUGHOUT to offer a contemporary and well-equipped home PERFECT FOR FAMILY LIFE. The ground floor welcomes you into a large entrance hall leading through to the DUAL ASPECT LIVING ROOM where there are double doors opening to the garden while the impressive KITCHEN AND DINING SPACE is separate and offers the ideal sociable setting. The kitchen is FITTED WITH MODERN UNITS housing ample storage and INTEGRATED APPLIANCES along with a CENTRAL ISLAND/BREAKFAST BAR. There is also a MODERN SHOWER ROOM on this floor. The first floor houses three bedrooms with the principle bedroom measuring an impressive 16'6 x 12'3 together with a family bathroom and a separate W/C. The rear garden is a particular feature here, it offers a WRAP AROUND DECKING to provide the perfect spot to entertain or dine al-fresco followed by an EXPANSE OF LAWN leading to a useful storage shed. Situated in a SOUGHT AFTER LOCATION, this fantastic property would make the perfect family home and is not one to be missed. This property is also being sold CHAIN FREE.

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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