



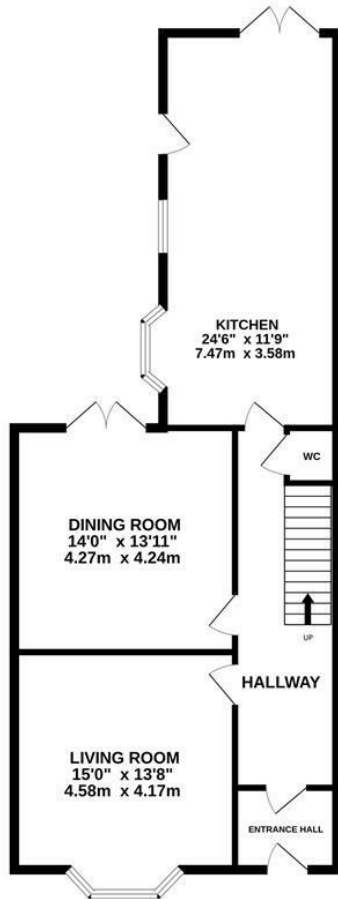
## St. Helens Crescent, Hastings TN34 2EN

Offers in excess of £595,000



A beautiful example of a semi detached VICTORIAN HOME situated in a sought after BLACKLANDS LOCATION, almost adjacent to Alexandra Park. It's ideally positioned within walking distance to popular Schools and Hastings Town centre which offers a range of shopping and leisure facilities along with a mainline railway station. Approached via an enclosed porch with original STAINED GLASS WINDOWS the accommodation here spans two generous storeys, offering impressive proportions and a wealth of original features. The ground floor is arranged as a BRIGHT LIVING ROOM with a large bay window framing a front aspect, there is a SECOND RECEPTION ROOM which is used as a dining room benefitting from patio doors leading out to the garden and the kitchen/breakfast room is positioned at the rear of the property. The kitchen measures an impressive 24'6 x 11'9 offering ample storage space with additional ORIGINAL STORAGE CUPBOARDS. There is also a handy downstairs cloakroom. On the first floor there are FOUR BEDROOMS, three of which are well proportioned double rooms, together with a STYLISH SHOWER ROOM with a double width shower

GROUND FLOOR  
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 1664 sq.ft. (154.6 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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