



St. Helens Park Road, Hastings TN34 2DN

Offers in excess of £800,000



A rare opportunity to acquire an exceptional Victorian villa, designed and refined by its current owners with one clear intention: to bring people together. From the warmth of its ORIGINAL FIREPLACES and multi-fuel stove in winter, to the seamless flow out onto terraces and gardens in summer, the house has been THOUGHTFULLY COMPOSED for both intimate family life and generous entertaining across every season.

Set behind ELECTRIC WROUGHT IRON GATES with a private driveway, garage and beautifully composed gardens wrapping around three sides of the house, this four-bedroom Victorian villa has been restored and refined with considerable care. The house balances PERIOD GRANDEUR with thoughtful contemporary interventions, retaining an abundance of original features including stained glass windows, exposed floorboards and original fireplaces throughout.

Floor plan of the first floor showing the following rooms and dimensions:

- LIVING ROOM**  
17'1" x 14'8"  
5.21m x 4.47m
- DINING ROOM**  
28'7" x 17'8"  
8.71m x 5.38m
- KITCHEN**
- RECEPTION ROOM**  
15'4" x 14'1"  
4.67m x 4.29m
- ENTRANCE HALL**
- VESTIBULE**
- LOBBY**
- WC**
- GARAGE**  
17'10" x 14'7"  
5.44m x 4.45m

[illegible]

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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