



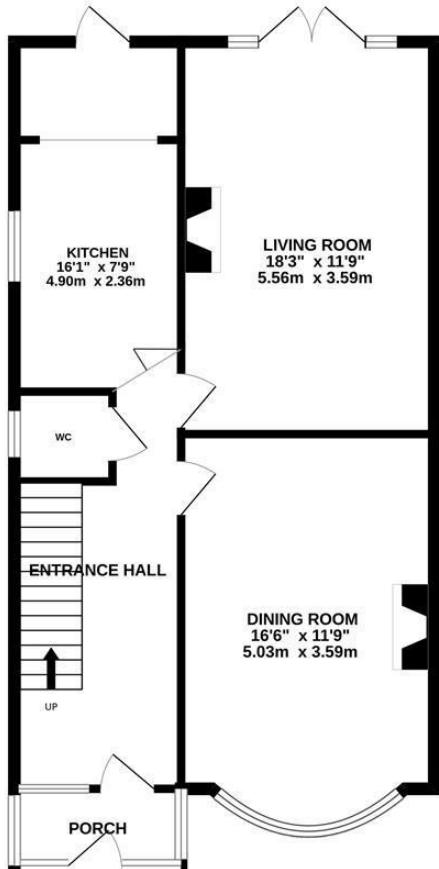
St. Helens Road, Hastings TN34 2NE

Offers in excess of £350,000

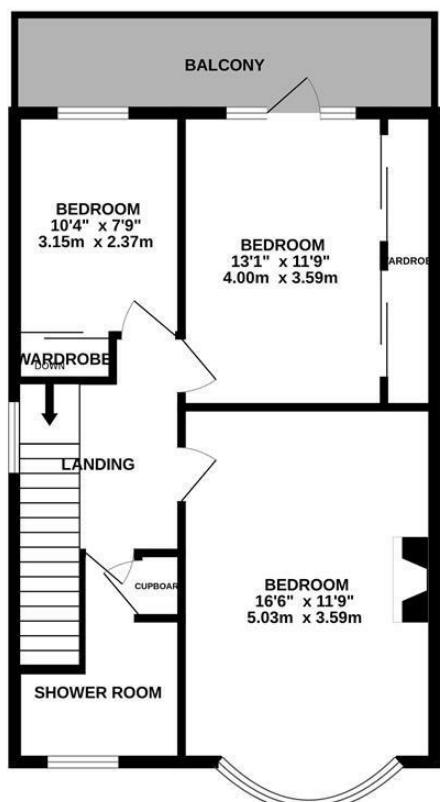


A well presented three bedroom SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING situated in a prime location within immediate reach of Alexandra Park, local schools, shops and good transport links, making this the perfect family home. The accommodation here is arranged as a BRIGHT LIVING ROOM which is positioned at the rear of the property enjoying DOUBLE DOORS leading out to the rear garden while the SECOND RECEPTION ROOM relishes a BAY FRONTED FRONT ASPECT. The FITTED KITCHEN is separate providing ample storage space and there is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses three bedrooms, two of which are generous double rooms with two bedrooms benefitting from BUILT-IN WARDROBES, together with a modern shower room. The second bedroom enjoys access out to the BALCONY, there is also a large loft space which is half-boarded to offer additional storage space. Externally the ROOF HAS BEEN RE-TILED recently. The rear garden is a particular feature here, it offers a GENEROUS EXPANSE OF LAWN bordered with mature shrubs and trees housing a handy storage shed along with an area of patio offering the perfect space to dine al-fresco while at the front of the property there is off road parking for one vehicle. Occupying a SOUGHT AFTER SETTING, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, 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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