



## St. Helens Avenue, Hastings TN34 2JT

Offers in excess of £550,000

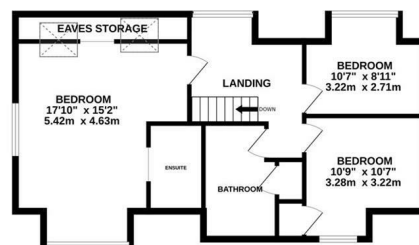


A bright and spacious four bedroom, two reception room DETACHED FAMILY HOME with a GATED DRIVEWAY, A DETACHED GARAGE and WRAP AROUND GARDENS set in a SOUGHT AFTER BLACKLANDS LOCATION. Found within a quiet and secluded private road, that is a conservation area, it's enviably placed for access to popular primary and secondary schools, good transport links, St. Helens Woods and Alexandra Park. The accommodation here is arranged as a DUAL ASPECT LIVING ROOM on the ground floor which leads through to the CONSERVATORY offering plenty of room for a full dining table and access to the rear garden while the FITTED KITCHEN is separate providing ample storage, worktop space and a CENTRAL ISLAND. There is also an ADJOINING UTILITY ROOM, a downstairs cloakroom and one of the four bedrooms. The first floor houses the further three bedrooms together with a family bathroom where there is a bath and separate shower enclosure. The principal bedroom also benefits from an EN-SUITE SHOWER ROOM and plenty of storage space. Externally there are extensive gardens providing multiple seating areas, a large EXPANSE OF LAWN and a handy storage shed bordered by a range of mature shrubs and trees. Set in a SOUGHT AFTER LOCATION, this fantastic property would make the perfect family home and is not one to be missed.

GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1671 sq.ft. (155.2 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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