



Langham Road
Hastings, TN34 2JE
£650,000 Freehold

Wyatt
Hughes
Residential Sales

Langham Road, Hastings, TN34 2JE

Situated in a tranquil corner of the highly desirable St. Helens Wood area of Hastings, this impressive detached family residence offers a wonderful blend of space, character and comfort. The property boasts three double bedrooms, two reception rooms and beautifully maintained wrap-around gardens, making it an appealing home for families seeking a peaceful setting.

Upon entering, a generous hallway leads to a well-appointed living room featuring an attractive open fireplace and French doors opening onto the gardens. The separate dining room provides an excellent space for family meals and entertaining, complete with a feature fireplace and fitted wood burner. The kitchen, measuring 17'0 x 8'8, is fitted with integrated appliances and leads through to a useful adjoining utility room.

The first floor offers three well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. The additional bedrooms provide useful storage, while a study area on the half landing creates a practical space for home working or quiet study.

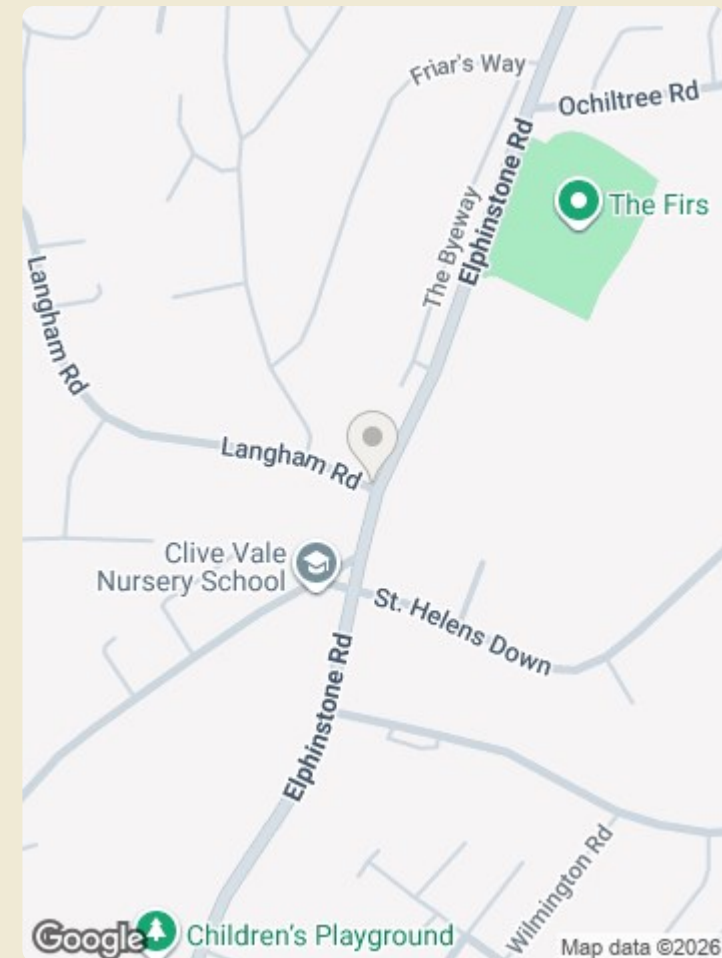
Externally, the property enjoys wrap-around gardens offering a high degree of outdoor space, with an attractive pool area providing an ideal setting for summer relaxation and entertaining.

The location is particularly appealing, with St. Helens Wood, local schools and bus services all within easy reach. Hastings town centre offers a wide range of shopping, leisure and entertainment facilities, including theatres and the seafront. The mainline railway station also provides connections to London.

Combining generous accommodation, attractive period features and a sought-after residential location, this substantial detached home offers an excellent opportunity for those looking to enjoy family life in one of Hastings' established residential areas.



- TAX BAND D
- DETACHED FAMILY HOME WITH THREE BEDROOMS
- GATED DRIVEWAY, WELL ESTABLISHED AND ENCLOSED GARDENS
- CLOSE TO ST HELENS WOOD
- EPC RATING D
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/WC
- KITCHEN AND SEPERATE UTILITY ROOM
- 1431 SQ FT
- SWIMMING POOL & SUMMERHOUSE
- TWO RECEPTION ROOMS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		60	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

