



St. Helens Down
Hastings, TN34 2BG
£850,000 Freehold

**Wyatt
Hughes**
Residential Sales

St. Helens Down, Hastings, TN34 2BG

An impressive five-bedroom, three-reception-room detached family home occupying a substantial plot in a highly sought-after position close to St. Helens Down. This beautifully presented 1930s property offers versatile accommodation over two floors, together with extensive off-road parking, a detached two-storey triple garage with mezzanine level and attractive enclosed gardens.

The ground floor comprises a spacious reception hall, living room with feature fireplace, separate family room, office/bedroom five, downstairs cloakroom and an impressive 25'5 kitchen/diner with quartz work surfaces and integrated appliances. A separate utility room and double-glazed conservatory overlooking the rear garden complete the ground-floor accommodation.

On the first floor, a galleried landing leads to four bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite bathroom, alongside a contemporary family bathroom. The remaining bedrooms offer useful storage and distant views across Hastings.

Outside, the property benefits from a large front garden extending to approximately 100 feet, a substantial driveway providing parking for several vehicles and a detached triple garage with electric doors, power, lighting and a spacious mezzanine level. Further features include a detached garden studio/workshop, side patio and enclosed rear garden with lawn and extensive patio area.

Situated close to St. Helens Wood, local amenities and bus services, the property also offers convenient access to Hastings town centre, Alexandra Park, the seafront and mainline railway station with connections to London.

An exceptional family home offering generous accommodation, impressive garaging and a desirable residential setting.



- EPC RATING D
 - FIVE BEDROOMS AND THREE RECEPTION ROOM DETACHED PROPERTY
 - TWO BATHROOMS AND TWO SEPERATE WC'S
 - KITCHEN/DINING ROOM WITH SEPERATE UTILITY ROOM
- TAX BAND D
 - VERY WELL PRESENTED THROUGHOUT
 - LARGE DRIVEWAY WITH DETACHED TRIPLE GARAGE
- 2466 SQ FT
 - DESIREABLE ST HELENS WOOD LOCATION
 - PRIVATE GARDENS



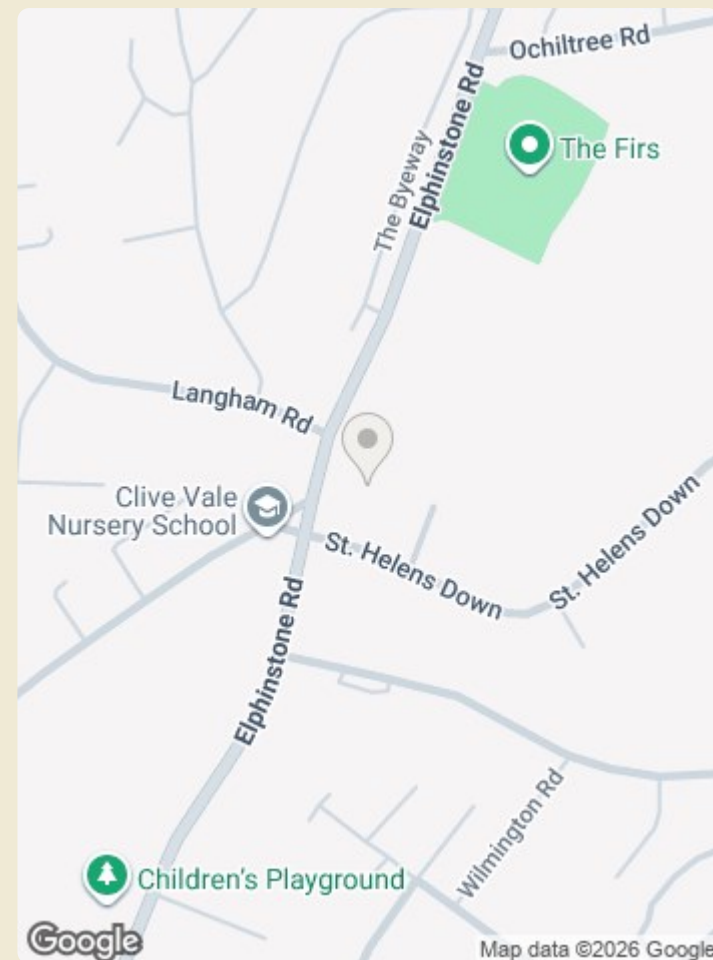
GROUND FLOOR
1572 sq.ft. (146.0 sq.m.) approx.

1ST FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 2466 sq.ft. (229.1 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		79	(69-80) C		
(55-68) D	58		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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