

JOHN BRAY & SONS



195 St. Helens Road
, Hastings, TN34 2EA

Offers In Excess Of £725,000



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The property: a substantial, rarely available, bright and spacious four bedroom detached 1930's house with a one bedroom self contained annexe and beautiful large gardens. You approach the charming property via a wrought iron gated driveway providing off road parking for multiple cars and giving access to the garage. The accommodation here enjoys a wealth of original features including attractive fireplaces and exposed floorboards in areas. The grand entrance hall benefits from a double height galleried landing with large picture windows, this leads through to the bay fronted living room which features double sliding doors opening to a second reception area which is currently used as a formal dining room with an open working fireplace and patio doors in turn opening to the garden. The eat-in kitchen/breakfast room relishes a large bay window framing a picturesque view of the rear garden. There is also a one bedroom self-contained apartment on the ground floor which is arranged as a bedroom/living space, bathroom and separate kitchen, providing a great income opportunity, dual accommodation or perfect for families with teenage children or relatives. The first floor houses four bedrooms together with a family bathroom. The principal bedroom features patio doors opening to a private balcony. There are also two large storage cupboards accessed via the landing. Externally the rear garden provides a paved section, an area of decking which offers an idyllic spot to dine al-fresco and a generous expanse of lawn which is



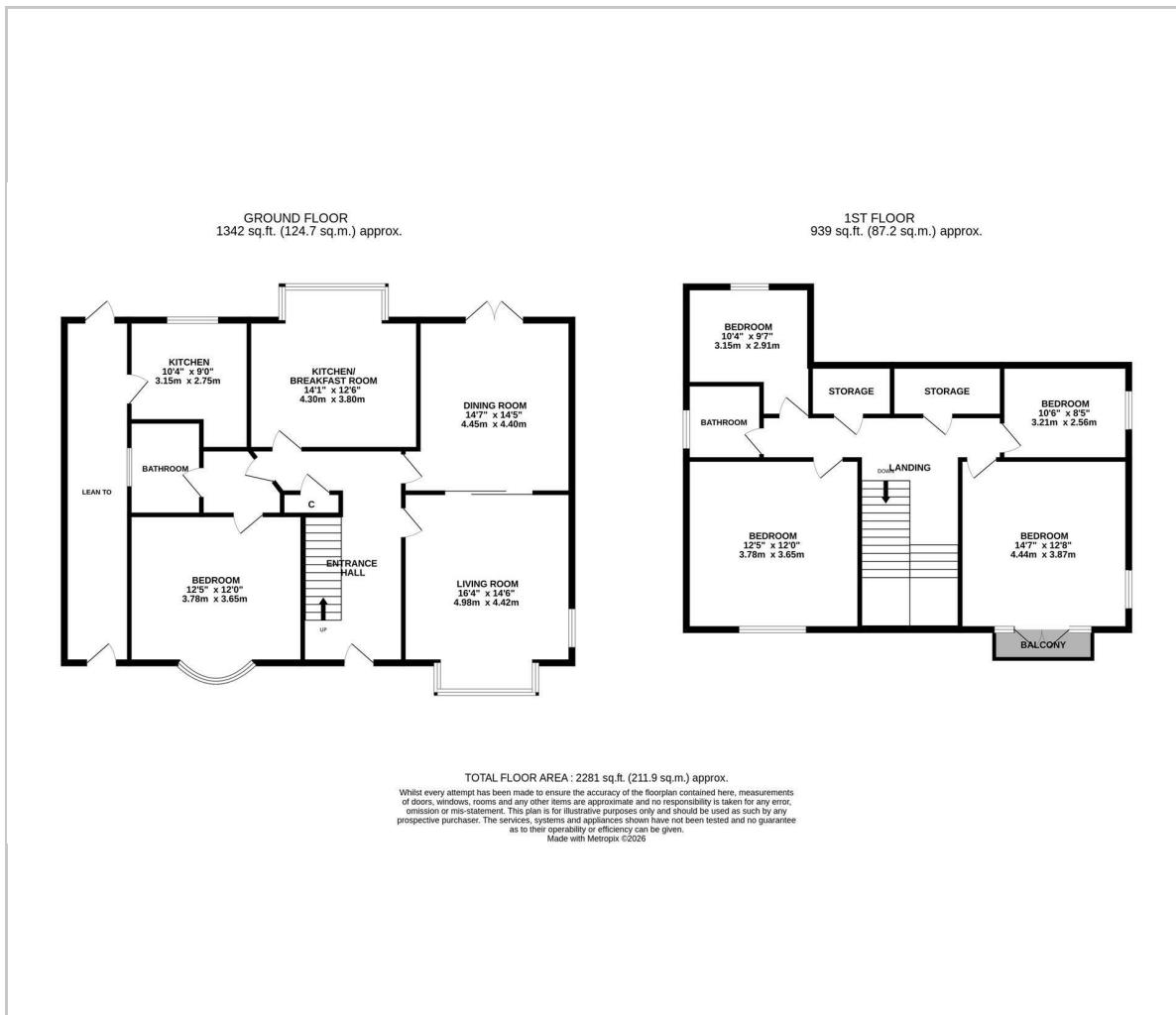


bordered by mature trees and hedging. There is also an outbuilding for storage, which has been previously used as a gym and has working electricity.

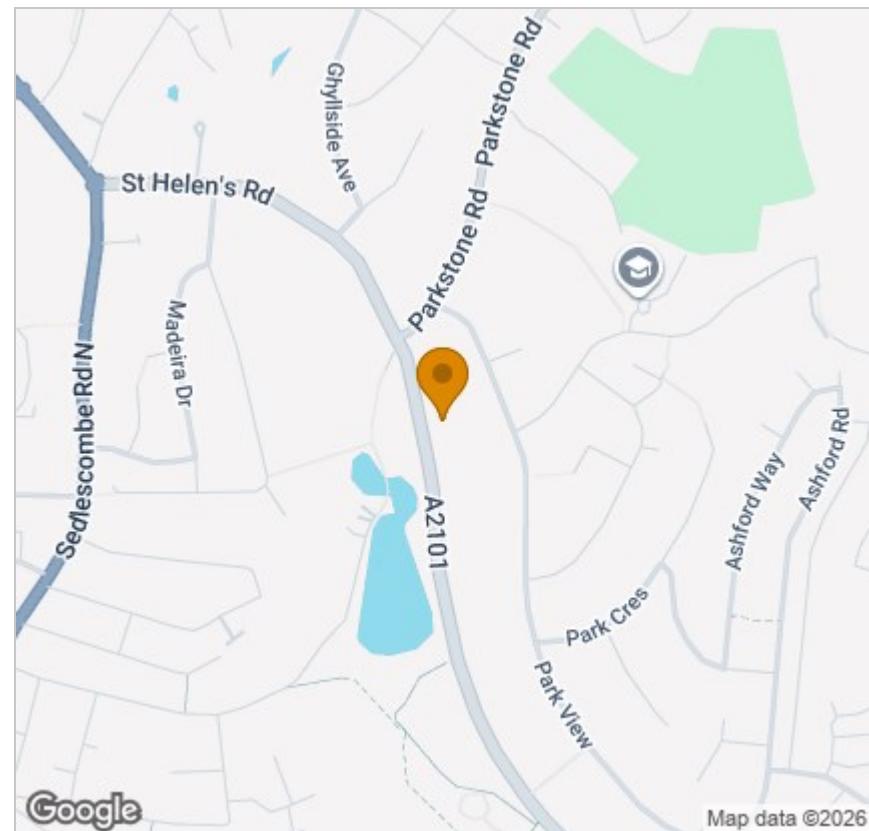
The location: occupying an enviable setting adjacent to Alexandra Park, within easy reach of a local shops, schools and good transport links, this fantastic property is ideally situated for family life.



Floor Plan



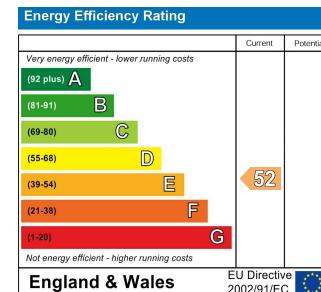
Area Map



Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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