





## 152 ST. HELENS PARK ROAD, HASTINGS, EAST SUSSEX. TN34 2JW

CHAIN FREE - A SPACIOUS, DETACHED VILLA STYLE HOUSE, OFFERING VERSATILE ACCOMMODATION INCLUDING 2-4 RECEPTION ROOMS AND 2-4 BEDROOMS IN SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF THE TOWN ENJOYING WOODLAND VIEWS, OFFERING EXCELLENT POTENTIAL TO UPDATE. SITTING ROOM, DINING ROOM, KITCHEN, 2 FURTHER GROUND FLOOR ROOMS WITH SHOWER ROOM, 2 FIRST FLOOR BEDS & BATHROOM. GOOD SIZE FRONT GARDEN, DRIVEWAY & TANDEM DOUBLE GARAGE, ENCLOSED REAR GARDEN.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN, SHOWER ROOM, RECEPTION 3/BEDROOM 3, RECEPTION 4/BEDROOM 4. 1ST FLOOR LANDING, 2 DOUBLE BEDROOMS, BATHROOM. FRONT GARDEN, DRIVEWAY PROVIDING PARKING, INTEGRAL DOUBLE TANDEM GARAGE, REAR GARDEN, TIMBER SUMMERHOUSE. GFCH.



Steps with wrought iron balustrading to upper paved terrace, covered porch with step up to:

Wooden front door with obscured glazed panel to side to:

**ENTRANCE HALL:** Stairs to the first floor. Double doored storage cupboard.

**KITCHEN:** UPVC double glazed window enjoying views over the rear garden, door leading out to the rear. Fitted with range of cream base and wall units with granite effect worktop over, inset with 1 1/2 bowl, single drainer stainless steel sink unit. Cooker point, plumbing for washing machine. Tiled splash-backs. Vinyl floor.

**SITTING ROOM:** Double glazed patio doors leading out to the front elevated paved terrace, window alongside. Doors to:

**DINING ROOM:** Double glazed patio doors leading out to the rear paved terrace. Hatch through to the kitchen.

**RECEPTION THREE/BEDROOM THREE:** UPVC double glazed window enjoying views over the rear garden. Wardrobe cupboard with hanging rail & shelves.



**GUIDE PRICE £550,000**



**SHOWER ROOM:** Obscure UPVC double glazed window to the side. Fitted with white suite comprising WC, pedestal hand basin & tiled shower cubicle with glass door. Tiled walls. Wood effect floor. White heated towel rail. Mirror & light/shaver point over the basin.

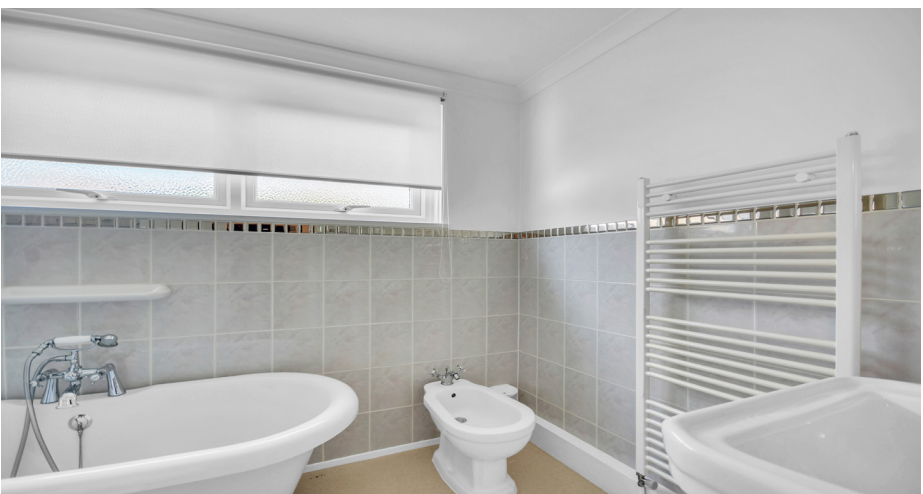
**RECEPTION FOUR/BEDROOM FOUR:** UPVC double glazed window to the front enjoying far reaching views. Coved ceiling.

**STAIRS TO FIRST FLOOR LANDING:** Painted wrought iron balustrade & wooden handrail. UPVC double glazed window to the side. Airing cupboard housing hot water tank with slatted shelves. Large eaves storage cupboard.

**BEDROOM ONE:** UPVC double glazed window to the front enjoying far reaching views. Coved ceiling. Wardrobe cupboard with hanging rail and shelf.

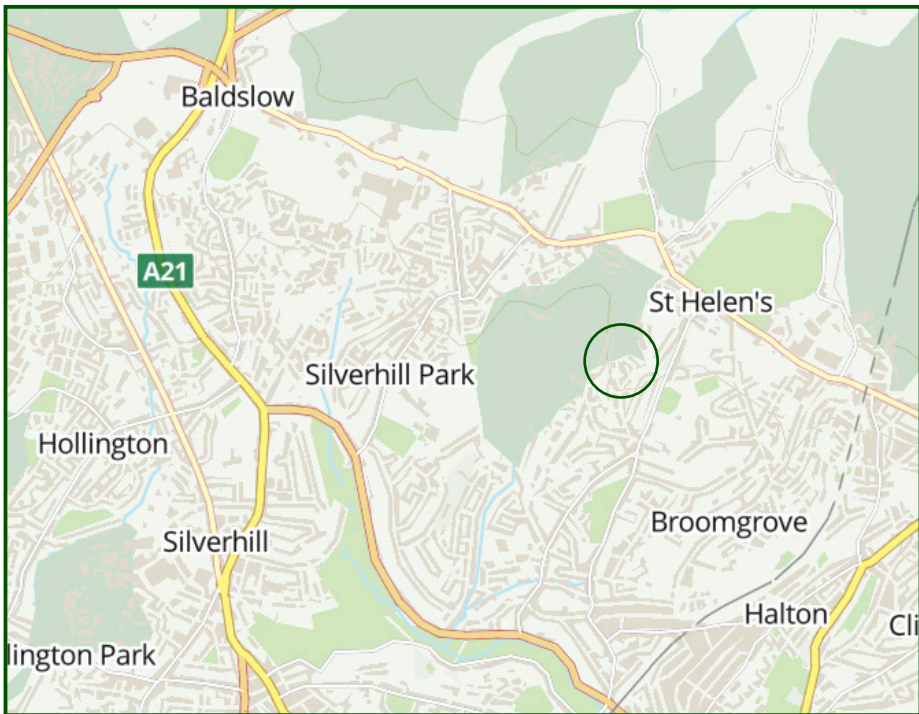
**BEDROOM TWO:** UPVC double glazed window to the front enjoying far reaching views. Wardrobe cupboard with hanging rail and shelves. Loft hatch.

**BATHROOM:** Obscure UPVC double glazed window to the rear. Fitted with white suite comprising WC, bidet, pedestal hand basin & free-standing claw foot bath with central taps. Part tiled walls, coved ceiling, vinyl floor. White ladder style heated towel rail.



**OUTSIDE:** The property is approached from the road over a driveway providing parking for several vehicles and giving access to the integral tandem double garage, which houses the gas boiler. The front garden is mainly laid to lawn with specimen trees and shrubs. A flight of paved steps lead to an upper paved terrace with wrought iron surround. Gated access to both sides leads to the rear garden, which is fully enclosed, mostly laid to gently sloping lawn with shrub planted borders. A brick retaining wall with central steps lead to a timber summer house.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**SERVICES:** All mains services are connected. Gas central heating

**FLOOR AREA:** 154m<sup>2</sup> (1,658 ft<sup>2</sup>) Approx.

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Hastings Borough Council

**COUNCIL TAX BAND:** 'E'

**TENURE:** Freehold

**TRANSPORT LINKS:** Ideally positioned for the commuter is St. Leonards Warrior Square & Hastings Station providing services to London Bridge, Waterloo, Charing Cross and Cannon Street or via Rye to Ashford.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

**DIRECTIONS:** Traveling south towards Hastings on the A21, at the roundabout take the 1st exit, A2101 St Helens Rd. Turn left opposite Alexander Park into St Helens Park Rd, follow the road up the hill, bear left continuing almost to the end of the road – no152 will be found on the right.

**What3Words (Location):** [///piles.finely.photo](https://www.what3words.com/piles.finely.photo)

**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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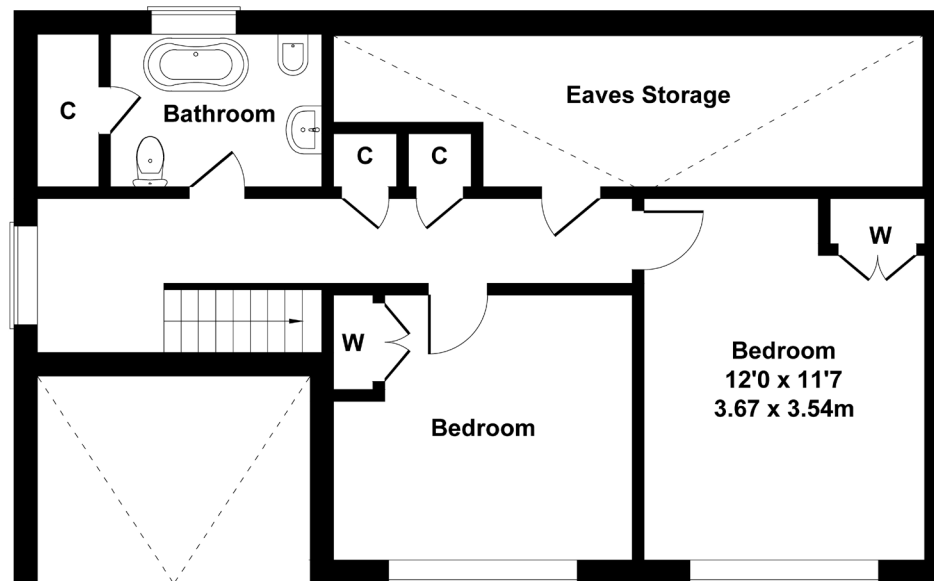
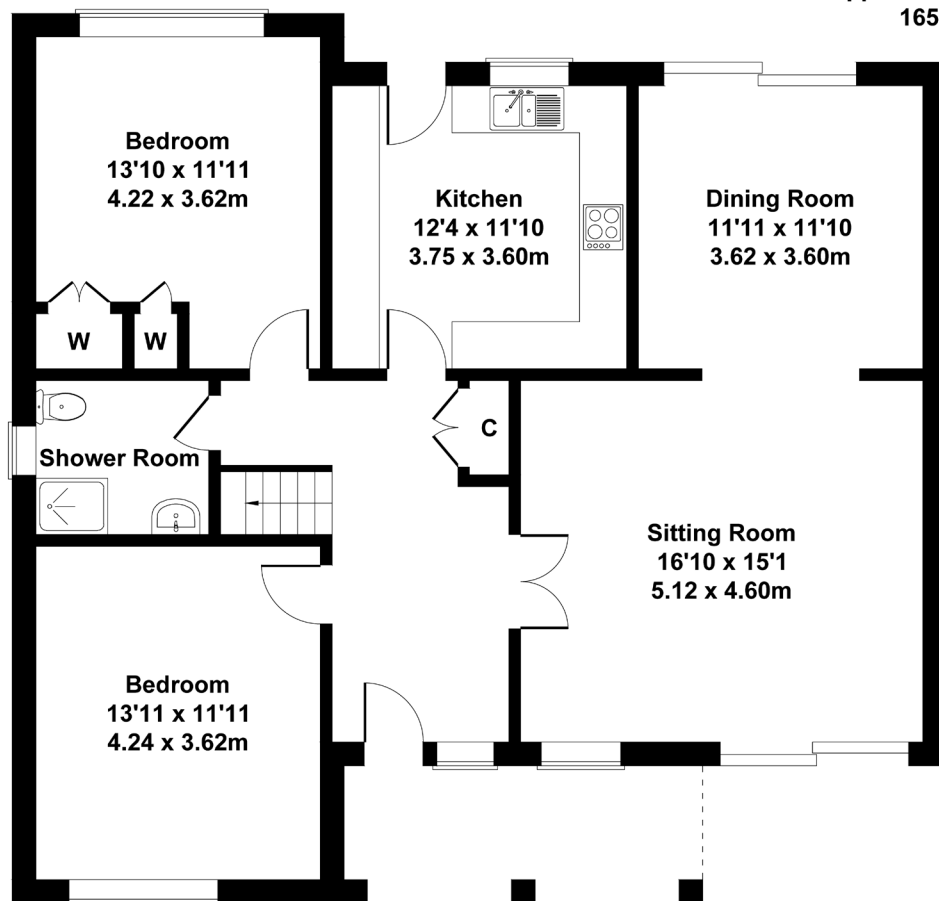
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**TELEPHONE: 01797 253000 or 01580 212828**

# 152 St.Helens Park Road

Approximate Gross Internal Area  
1658 sq ft - 154 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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34 ARCHERY ROAD, ST. LEONARDS - ON - SEA, EAST SUSSEX. TN38 0FZ

