



117
St. Helens Park Road
Hastings

- Striking Victorian Detached House
- Beautiful Architectural Features
- Impressive Open Plan Living Spaces
- 7/8 Bedrooms
- 3 Ensuites & 2 Bathrooms
- Mature Landscaped Garden with Large Patio
- Heated Swimming Pool with Retractable Cover
- Sought After Prestigious Road
- Close to St Helen's Wood and Alexandra Park

Offers In Excess Of:
£950,000 Freehold

A most impressive Victorian detached house in a secluded road, set within attractive landscaped gardens, and with its own private heating swimming pool.

A unique, exceptionally well presented family home, featuring a stunning open plan kitchen diner; a welcoming living room, open through to large dining room with beautiful bay window; in addition to a cosy drawing room. With a grand entrance hall, and a splendid wood panelled staircase leading to the galleried landing, enhanced by the eye catching stained glass window. There are four bedrooms to the first floor, two with ensuite, a family bathroom, and separate W.C.

Ascending a second internal staircase, up to the second floor spacious landing, with three generous bedrooms, and a family bathroom.

Views across the suburban woodland from each room, as well as the mature landscaped rear garden with a fantastic swimming pool to enjoy all year round, this property is highly recommended to see for its character and natural light throughout.

Driveway

The impressive style of this house immediately stands out as you enter off the quiet tree lined no through road, in to the private sweeping driveway. Block paved allowing parking for at least 3 cars and easy turning circle. Bordered with low maintenance shrubs and trees. Hedge to the right hand side and panelled fence to the left and front.

Entrance Porch

Beautiful character large front door and enter in to the enclosed porch, with flag stone tiles, and intricately decorated stained glass windows built in to the solid wood inner porch.

Grand Hall

A grand entrance hall with sandstone tiles and extra wide stair case leading to the galleried landing. The light drawn through the oversized square stained glass, bounces sunlight through each of the reception rooms.

Drawing Room

12'9" x 11'3" (3.89 x 3.45)

A cosy drawing room with twin full height windows facing south. Fitted carpet.

Dining Room

23'7" x 15'1" (7.21 x 4.60)

Stunning dining room with high ceilings, feature grey marble fireplace, wood flooring, and detailed rose and corning, plus a circular bay window with tall windows.

Living Room

22'2" x 13'10" (6.76 x 4.24)

Open plan through to the living room, which overlooks the attractive rear garden. White marble fireplace, fitted carpet, Victorian corning and detailed rose.

Kitchen

26'8" x 18'9" (8.15 x 5.74)

A bespoke kitchen diner with fitted white base units, stainless steel sink, built in 2 x twin ovens with warming drawer, space for American style fridge freezer. Island with built in twin drawer dishwasher, stainless steel sink, and pop up charging station. Porthole for viewing the property's own well, which is situated beneath the kitchen. Grey marble effect work top. Wood effect flooring. Superb triple velux windows making it a light room, with bi-folding doors spanning the length of the dining area.

Utility Room

11'10" x 4'5" (3.61 x 1.37)

Useful and spacious utility room.

Office

7'4" x 4'11" (2.26 x 1.50)

Good sized office room.

Gym/Guest Room

13'10" x 7'4" (4.24 x 2.24)

Ideal room for guests or used as a gym. Two windows overlooking the front garden.

Ensuite

Downstairs walk in shower room, with W.C. and wash basin.

Downstairs W.C.

Off the grand hall, a tucked away W.C. with wash basin.

Cellar

An excellent space for storage, potential wine cellar, or movie theatre.

Galleried First Floor Landing

A stunning first floor landing with light filtering through all the rooms from the magnificent stained glass window.

Master Bedroom 23'11" x 15'8" (7.29 x 4.80)

A good sized master bedroom with twin aspect, overlooking the treetops and garden.

Ensuite

Oversized bathtub, with W.C., and wash basin. Large window.

Bedroom 2 23'5" x 14'7" (7.14 x 4.47)

Far Eastern themed room, with large bay window overlooking the garden.

Ensuite 2

Walk in wet room with mosaic sandstone tiling, W.C. and wash basin. White porcelain sliding doors.

Bedroom 3 12'11" x 11'6" (3.94 x 3.53)

Double bedroom with twin windows facing south.

Bedroom 4 14'4" x 12'0" (4.37 x 3.68)

Double bedroom with twin windows overlooking the garden.

Bathroom 1

Modern bathroom suite with terracotta tiles, bath with shower over, W.C. and wash basin.

First Floor W.C.

Sand coloured tiles, with W.C. and wash basin.

Bedroom 5 with Snug 16'9" x 12'9" (5.11 x 3.89)

Fantastic guest or teenager room, with double aspect outlook, and incorporating a cosy snug area.

Bathroom 2

Good sized bathroom with bath, separate electric shower, W.C., and wash basin.

Bedroom 6 18'11" x 11'6" (5.77 x 3.53)

Double bedroom facing south.

Bedroom 7 16'4" x 10'5" (5.0 x 3.18)

Double bedroom with sloping ceilings.

Potential Bathroom 3/Utility Room

Plumbing for washing machine or a third bathroom.

Rear Garden

A lovely south facing garden, bordered with mature shrubs and seasonal flowers beds. Leading from the kitchen doors, and also accessed via the side gates, there is a patio along the length of the house, with low level balustrade. Stairs lead down to the peaceful garden, with lawned area, part patio, and a pleasant gazebo with seating area (included in the sale). There is a luxury heated swimming pool with solar effect electric cover, enabling you to swim all year round.

Vendors' Comment

We have lived here for 7 years and absolutely love everything about the house. It is incredibly warm and easy to enjoy, especially while relaxing and entertaining with friends and family. We have faithfully restored and retained as many original features as

possible, whilst opening up the house to create as much natural light throughout. The pool is fantastic for us, and for the children to spend all day playing around the garden.

Gas fired central heating system with twin boilers, all serviced regularly. Double glazing throughout.

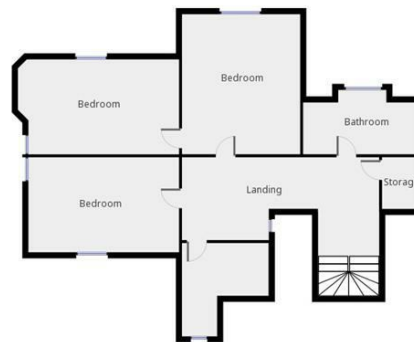
EPC - 2011 - Please note the property has undergone a lot of modernising including new boiler system since the last EPC was carried out. The swimming pool requires a new cover since it was damaged during the winter of 2020.

Total Floor Area = 451 m2 / 4855 ft2

Viewing strictly by appointment only with Patrick Oliver Ltd - Local Online Property Professionals. Please Note: These details are issued on the understanding that all negotiations are conducted through Patrick Oliver. They do not constitute an offer or form part of a contract and whilst they are believed to be correct all statements are made without responsibility on the part of the agents or the vendor. Neither vendor nor agent can make or give representation or warranty whatever in relation to this property. Services, Heating and Appliances described have not been tested by the Agent. You may store and use the material for your own personal use. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the company's express prior written consent. The owners copyright remains on all reproductions of material taken.







This floor plan is not to scale and is for illustrative purposes only.



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	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

magicplan

01424 390100
 gpatrick@patrick-oliver.co.uk
 St Leonards on Sea
 31 West Hill Road
 St Leonards on Sea
 East Sussex
 TN38 0NA