



## 42 St. Helens Down, Hastings, TN34 2BQ

A THREE BEDROOM SEMI-DETACHED CHALET STYLE HOUSE SITUATED IN ONE OF THE MOST SOUGHT AFTER ROADS IN HASTINGS WITH ACCOMMODATION OVER TWO FLOORS AS WELL AS AN UNDERHOUSE STORE ROOM & CELLAR, A DRIVEWAY AND A 70ft SOUTH FACING REAR GARDEN.

The property has remained in the same family since it was built in 1953 (over 70 years) and it is ideally positioned close to a local convenience store, bus services, local primary schools & Ark Alexandra Academy on The Ridge as well as the Conquest Hospital with access onto the A21 to London. Accommodation includes three bedrooms, a contemporary shower room/w.c, a 14'0 x 12'8 living room which overlooks the rear gardens and a kitchen with an adjoining utility. There are two double bedrooms to the ground floor and to the first floor there is an 11'4 x 10'11 max third bedroom/study with eaves storage which could create additional space (subject to necessary consents). A particular feature is the underhouse store room and cellar (approx. 260 sq ft.) which could be used as a workshop or as a family/play room (with appropriate planning consents).

Outside, there is a driveway with enough front garden space to create additional parking and there is a 70ft patio & lawned rear garden which enjoys a southerly aspect. The property also benefits from gas fired central heating, double glazing and is to be sold CHAIN FREE. Viewing is strictly by appointment with sole agents, Charles & Co.

**Price £350,000**

## 42 St. Helens Down, Hastings, TN34 2BQ



- Three Bedroom Chalet House
- Living Room overlooking Garden
- Underhouse Store & Cellar
- To Be Sold CHAIN FREE
- Sought After St. Helens Down
- Kitchen & Adjoining Utility
- Driveway & Front Garden
- Close to local Schools & Shop
- Modern Family Shower Room
- 70ft South Facing Rear Garden

### Entrance Hall

### Living Room

14'0 x 12'8 (4.27m x 3.86m)

### Kitchen

8'10 x 6'10 (2.69m x 2.08m)

### Utility/Rear Lobby

6'0 x 4'0 (1.83m x 1.22m)

### Cellar/Store Room

22'0 x 4'5 (6.71m x 1.35m)

### Main Cellar

14'0 x 12'9 (4.27m x 3.89m)

### From Entrance Hall

### Bedroom One

10'11 x 10'9 (3.33m x 3.28m)

### Bedroom Two

10'11 x 10'9

### Shower Room/W.C.

7'10 x 5'5 (2.39m x 1.65m)

### First Floor

### Bedroom Three/Study

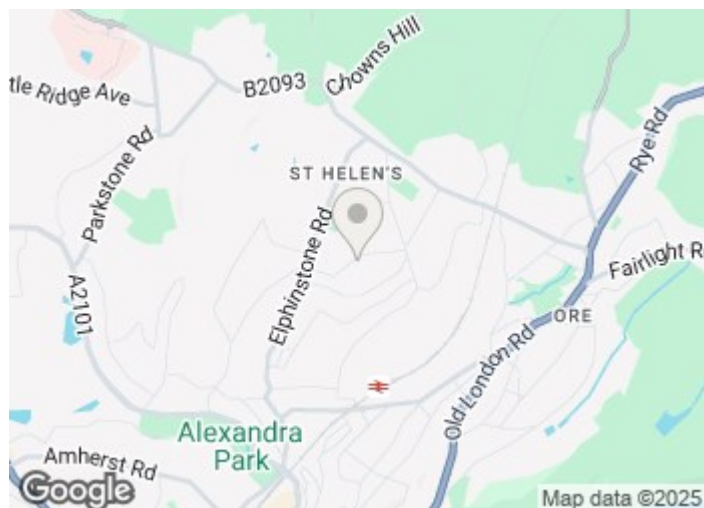
11'4 x 10'11 (3.45m x 3.33m)

### Driveway

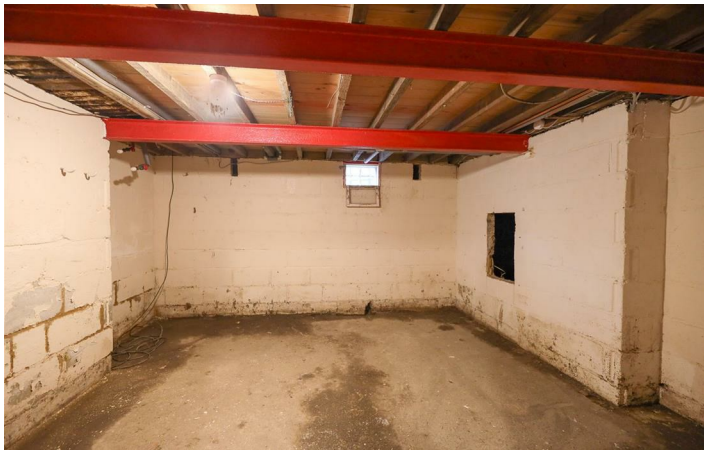
### Front Garden

### Rear Garden

70'0 (21.34m)







Floor Plan



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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		