

## 4 Alexandra Court 69 St. Helens Road, Hastings, TN34 2LW

A DECEPTIVELY SPACIOUS THREE BEDROOM FIRST FLOOR FLAT FORMING PART OF THIS POPULAR PURPOSE BUILT BLOCK DIRECTLY OPPOSITE ALEXANDRA PARK IN HASTINGS. THE PROPERTY IS IDEALLY SITUATED WITHIN IMMEDIATE WALKING DISTANCE OF HASTINGS TOWN CENTRE AND SEAFRONT WITH BUS SERVICES ON ST. HELENS ROAD CONNECTING TO SURROUNDING LOCATIONS.

The property provides versatile accommodation to include a 20'0 x 12'11 Living Room with twin windows looking out towards Alexandra Park, a 13'10 x 7'0 fitted kitchen/breakfast room with built-in appliances, a 14'7 x 9'4 main bedroom with fully fitted wardrobes, fitted wardrobes to bedroom two and the third bedroom could be used as a separate dining room as it has a private balcony with views towards the Park. There is also a contemporary shower room with walk-in double shower cubicle and plenty of storage cupboards in the entrance hallway. Outside, there is communal residents parking and rear garden with a private Garage to the rear providing 115 sq ft of storage.

Further benefits include upvc double glazing, gas fired central heating, a private residents lift and the property is to be sold CHAIN FREE. There is also the remainder a 999 year lease (approximately 981 years remaining), a Share of the Freehold and we are advised that the service charge is currently £1,552 per annum. Viewing is considered essential through Sole agent Charles & Co. to appreciate this spacious flat in such a convenient and sought after Parkside location.

**Price £225,000**

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- Three Bedroom Apartment
- Kitchen with Built-in Appliances
- Modern Shower Room/W.C
- To Be Sold CHAIN FREE
- Directly Opposite Alexandra Park
- 20'0 x 12'11 Living Room
- 999 Year Lease & S.O.Freehold
- Residents Lift & Private Garage
- Dining Room & Private Balcony
- Communal Parking & Garden

### Communal Hallway

### First Floor

### Entrance Hallway

### Living Room

20'0 x 12'11 (6.10m x 3.94m)

### Kitchen/Breakfast Room

13'10 x 7'0 (4.22m x 2.13m)

### Bedroom One

14'7 x 9'4 (4.45m x 2.84m)

### Bedroom Two

11'6 x 8'10 (3.51m x 2.69m)

### Bedroom Three/Dining Room

10'6 x 8'4 (3.20m x 2.54m)

### Private Balcony

6'10 x 2'6 (2.08m x 0.76m)

### Shower Room/W.C

7'6 x 5'8 (2.29m x 1.73m)

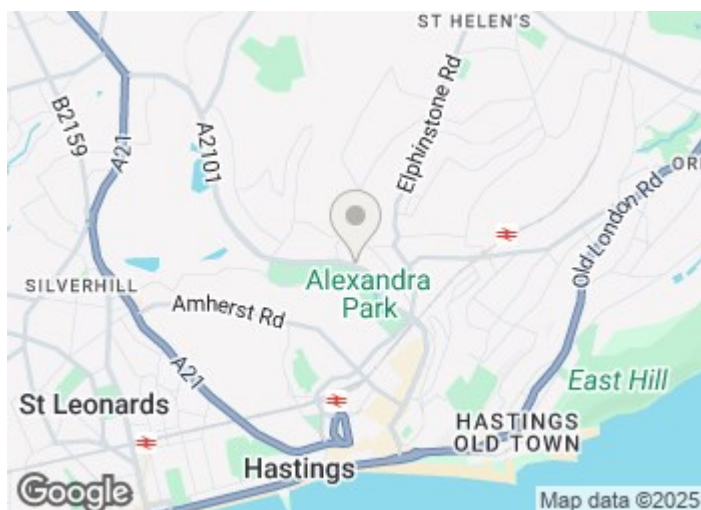
### Outside

### Communal Parking

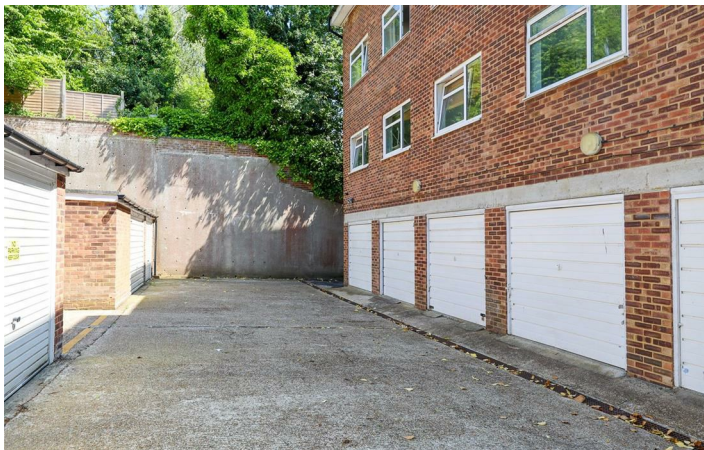
### Garage

13'7 x 8'10 (4.14m x 2.69m)

### Communal Garden









Floor Plan

GROUND FLOOR  
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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		
(69-80) C	78	82
(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		