



OAKFIELD



St Helens Park Road, Hastings, TN34 2DN

Offers In Excess Of £165,000



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## St Helens Park Road, Hastings, TN34 2DN

Charming One-Bedroom Victorian Flat with Bay Windows

This beautifully presented one-bedroom flat is set within an elegant Victorian building and benefits from classic period character throughout. The property is flooded with natural light thanks to its striking bay windows, creating a bright and welcoming living space with a lovely sense of openness.

Positioned close to a popular park, the flat offers the perfect balance of peaceful surroundings and convenient access to green space. High ceilings and traditional features enhance the Victorian charm, while the well-proportioned bedroom provides a calm and comfortable retreat.

Ideal for professionals or couples, this attractive home combines timeless style, abundant natural light, and a sought-after location.





### Living Room/Kitchen

17'9" x 15'8" (5.41m x 4.78m)

### Bedroom

14'1" x 11'11" (4.29m x 3.63m)

### Bathroom

7'11" x 5'9" (2.41m x 1.75m)

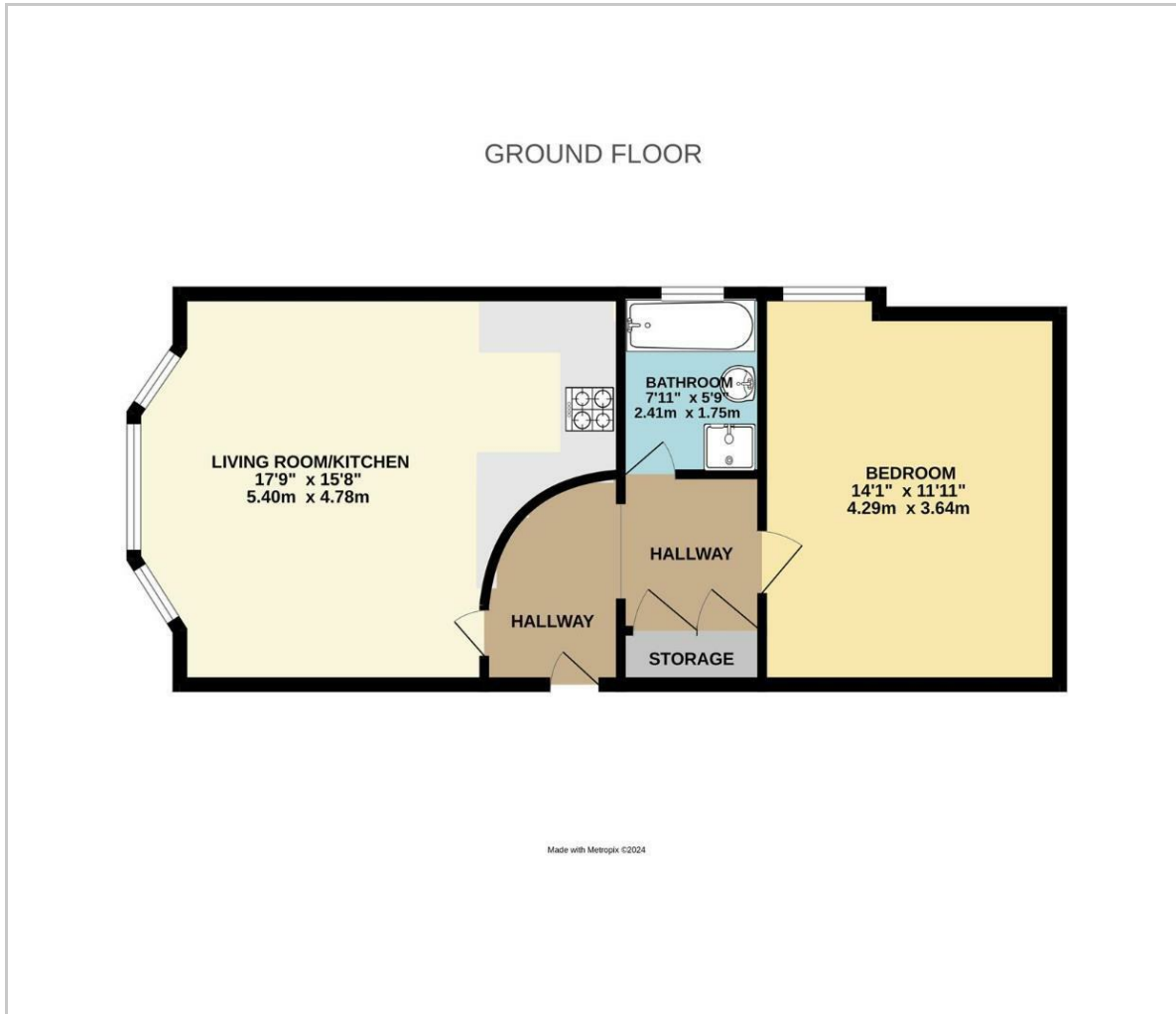
**Council Tax Band A - £1,784.39 Per Annum**

### Lease Information

The seller advises that the property is offered as leasehold with 105 years remaining on the lease. The service charge is approximately £1,469.52 per annum with no ground rent. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan

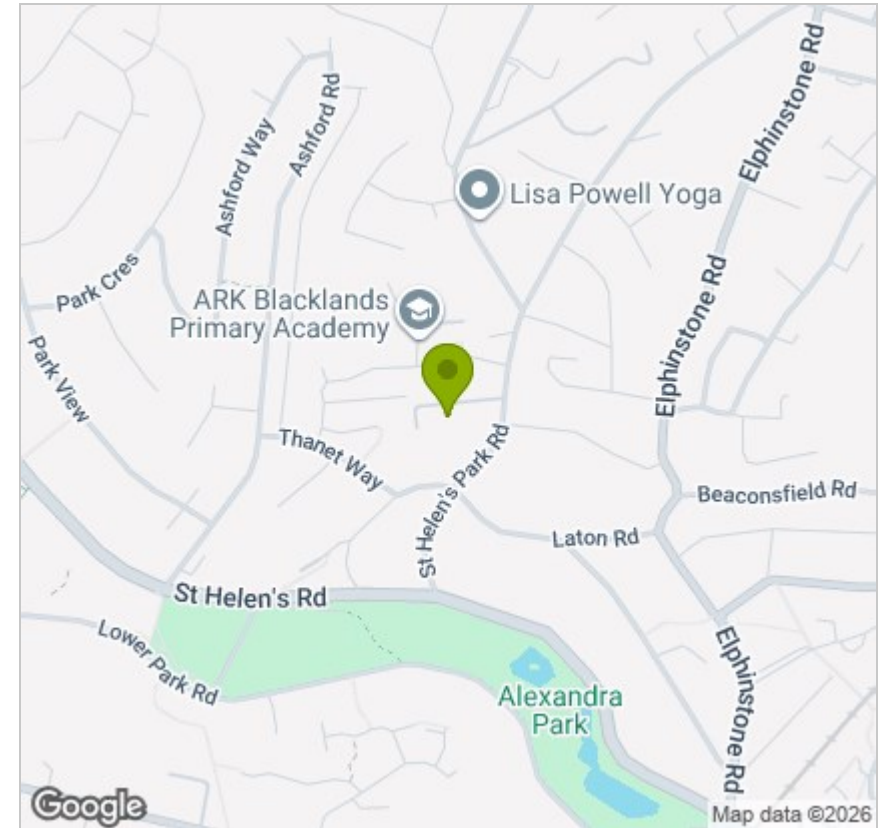


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

