



Woodside,  
23 St Helens Down,  
Hastings,  
East Sussex,  
TN34 2BG



## 23 St Helens Down

Built in 1901 and available for only the second time on the open market is this imposing detached 6 bedroom Victorian house with separate detached unconverted Coach House located on St Helens Down amidst large gardens and grounds of approximately 1.1 acres.

### Features

VICTORIAN DETACHED PROPERTY

6 BEDROOMS

ESTABLISHED GARDENS

APROX. 1.1 ACRES

4 RECEPTION ROOMS

DETACHED COACH HOUSE

PERIOD FEATURES

GAS CENTRAL HEATING



## Description

Viewing is essential to appreciate this imposing detached Victorian house that stands in gardens and grounds of 1.1 acres with an unconverted Coach House that is currently used as garaging and storage. The principle accommodation is approached through a stained glass panelled door to a grand reception hall with attractive archways and a carved three turn staircase that rises to the first floor. Beautifully decorated with William Morris wall coverings, the property retains many notable features with decorative plaster work, deep skirting boards, panelled doors, stained glass windows and period joinery throughout. The three principal reception rooms are all of excellent proportions, retaining period fireplaces and the study is fully fitted. The recently replaced kitchen retains an original dresser unit and to the first floor are 6 bedrooms with one en-suite and two separate bathrooms. Externally the driveway leads round to an area of parking with access to the detached Coach House which opens out to a section of ground where there is potential for development, subject to planning permission. This area of land is subject to an overage clause. In addition to the rear of the property there is a formal area of garden that offers a good deal of privacy. The Coach House currently provides garaging and retains some original stabling details with kick boards and tiled walls and above the Coach House are two storage rooms which originally provided accommodation. This building is thought to offer further potential subject to any necessary consent.

NOTES: St Helens Down is a private road managed by the St Helens Down Preservation Society and maintenance and insurance is charged at approximately £150 per annum. The property was subject to an insurance claim for subsidence in 2015, and the front of the building was underpinned, due to tree roots and a collapsed drain. The roof was replaced approximately 10 years ago.

## Directions

From The Ridge turn into St Helens Down and the property will be found towards the end of the right hand side. What3Words: ///first.star.daring



#### **RECEPTION HALL**

16' 6" x 10' 5" (5.03m x 3.17m) with decorative archways and staircases rising to first floor landing with large understairs cupboard.

#### **STUDY**

16' 1" x 16' 0" (4.90m x 4.88m) with window to front, fitted desk unit and range of fitted Neville Johnson cupboards and shelves arranged around a central tiled fireplace with decorative mantel.

#### **SITTING ROOM/GARDEN ROOM**

28' 8" x 16' 2" (8.74m x 4.93m) with window to front and arched recess with central cast iron fireplace with tiled insert and hearth. Wide opening to Garden Room with corner cupboard.

#### **DINING ROOM**

22' 0" x 12' 0" (6.71m x 3.66m) a double aspect room with tiled fireplace (not in use), cupboards to side.

#### **UTILITY AREA**

8' 1" x 3' 4" (2.46m x 1.02m) spaces for appliances, a butler sink with working surface.

#### **CLOAKROOM**

5' 5" x 4' 6" (1.65m x 1.37m) with window to rear, part panelled walls, pedestal wash hand basin and wc.



#### **KITCHEN/BREAKFAST ROOM**

20' 4" x 11' 10" (6.20m x 3.61m) with double doors leading out to the garden and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for a fridge/freezer and a Rangemaster oven, integrated microwave and dishwasher, large areas of working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap, Quooker boiling water tap and extractor above the cooker space. Original dresser and double panelled cupboard.

#### **REAR HALLWAY**

Gas fired boiler, cupboard with fuse board and leading to Work Room 10' 3" x 6' 7" (3.12m x 2.01m).

#### **FIRST FLOOR LANDING**

with recessed lighting, decorative coving, linen cupboard.

#### **BEDROOM**

13' 0" x 11' 1" (3.96m x 3.38m) with windows to front and corner cast iron fireplace.

#### **BEDROOM**

12' 2" x 11' 1" (3.71m x 3.38m) with window enjoying far reaching views, corner cast iron fireplace.

#### **BEDROOM**

10' 2" x 8' 3" (3.10m x 2.51m) with window to rear, cast iron fireplace.



#### **BEDROOM**

13' 1" x 12' 7" (3.99m x 3.84m) with windows to front, corner cupboard.

#### **SHOWER ROOM**

fitted with a tile enclosed shower with glazed screen, heated towel rail, pedestal wash hand basin.

#### **MASTER BEDROOM**

16' 4" x 13' 1" (4.98m x 3.99m) with window to front.

#### **EN-SUITE BATHROOM**

9' 3" x 8' 5" (2.82m x 2.57m) with windows to front, part tiled and fitted with a panelled bath with telephone style taps, pedestal wash hand basin, low level wc and bidet.

#### **BEDROOM**

12' 10" x 12' 0" (3.91m x 3.66m) with window to front, access to eaves storage space, cast iron fireplace.

#### **BATHROOM**

8' 2" x 6' 0" (2.49m x 1.83m) with obscured window to rear, part tiled, and fitted with a white panelled bath with telephone style taps, low level wc and pedestal wash hand basin, part panelled cupboard housing the hot water tank.

#### **WC**

with window to rear and fitted with a white low level wc and wash hand basin.

#### **DETACHED COACH HOUSE**

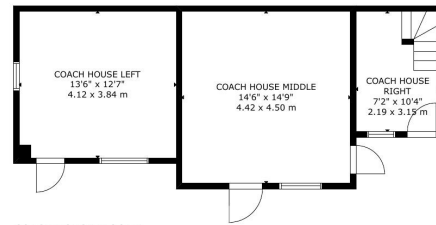
13' 1" x 12' 0" (3.99m x 3.66m) of brick construction with 9' ceiling height.

STABLE: 14' 7" x 14' 2" (4.45m x 4.32m) original kick walls and tiling 9' 3" ceiling height. To one side of the building an ENTRANCE HALL 9' 10" x 7' 4" (3.00m x 2.24m) has a staircase rising to the former stable hand accommodation comprising 2 rooms: 14' 1" x 14' 1" (4.29m x 4.29m) and 13' 1" x 11' 0" (3.99m x 3.35m) with cast iron fireplace and window to front.

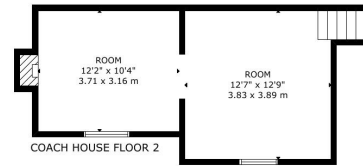
#### **OUTSIDE**

The property is approached over a gravel driveway that sweeps around in front of the house and leads down to the Coach House with a large area of parking and turning. The grounds extend out bound by St Helens Down with mature hedging, established trees and provide a large area of lawn which falls away to an attractive woodland walk which wraps around the perimeter. The bank then falls gently away to a stream. The formal gardens are set to the rear of the property providing a level area of lawn with a raised deck surrounding a hot tub with pergola and an enclosed meditation garden.

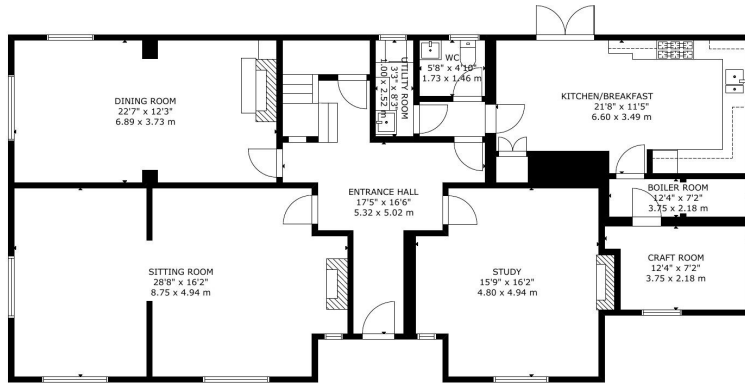




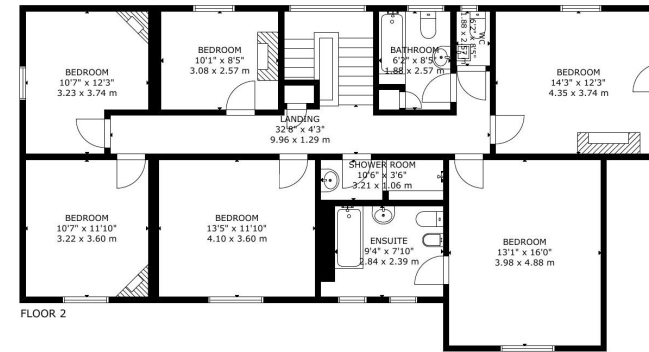
COACH HOUSE FLOOR 1



COACH HOUSE FLOOR 2



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 283 m<sup>2</sup>/3,043 sq.ft  
 FLOOR 1: 159 m<sup>2</sup>/1,708 sq.ft, FLOOR 2: 124 m<sup>2</sup>/1,335 sq.ft  
 EXCLUDED AREAS: COACH HOUSE (FLOOR 1): 44 m<sup>2</sup>/470 sq.ft, COACH HOUSE (FLOOR 2): 28 m<sup>2</sup>/304 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

