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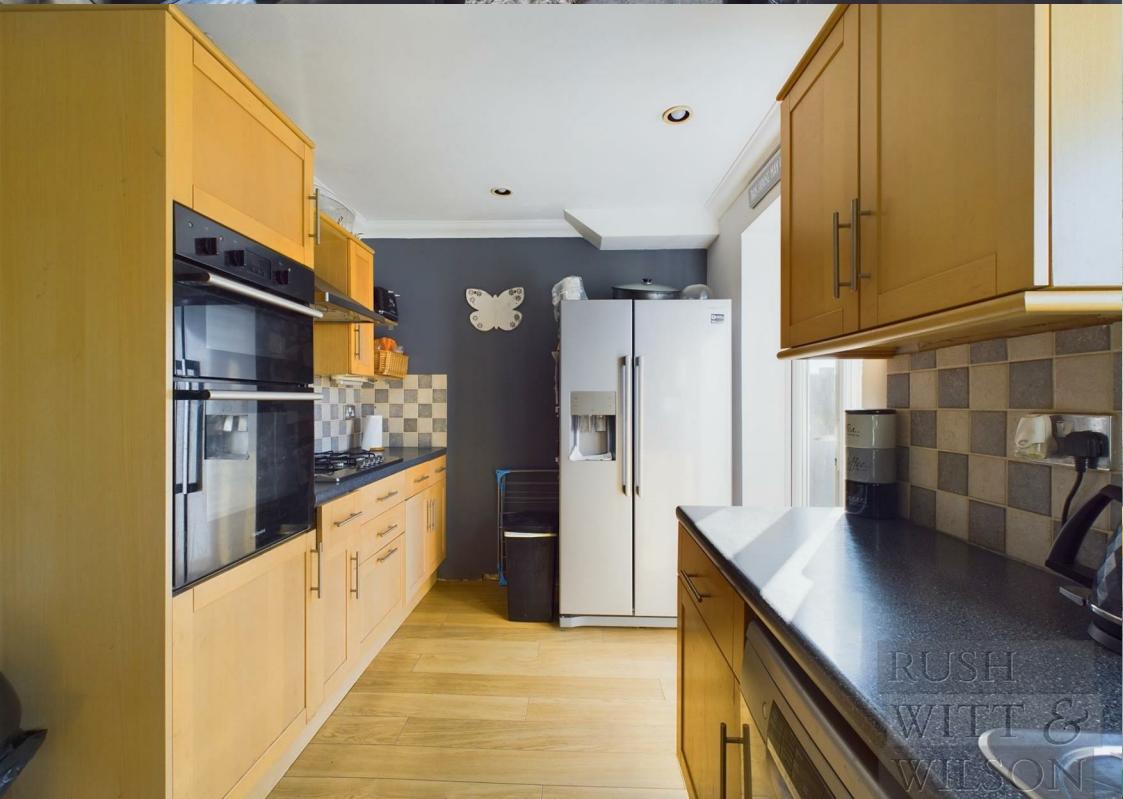


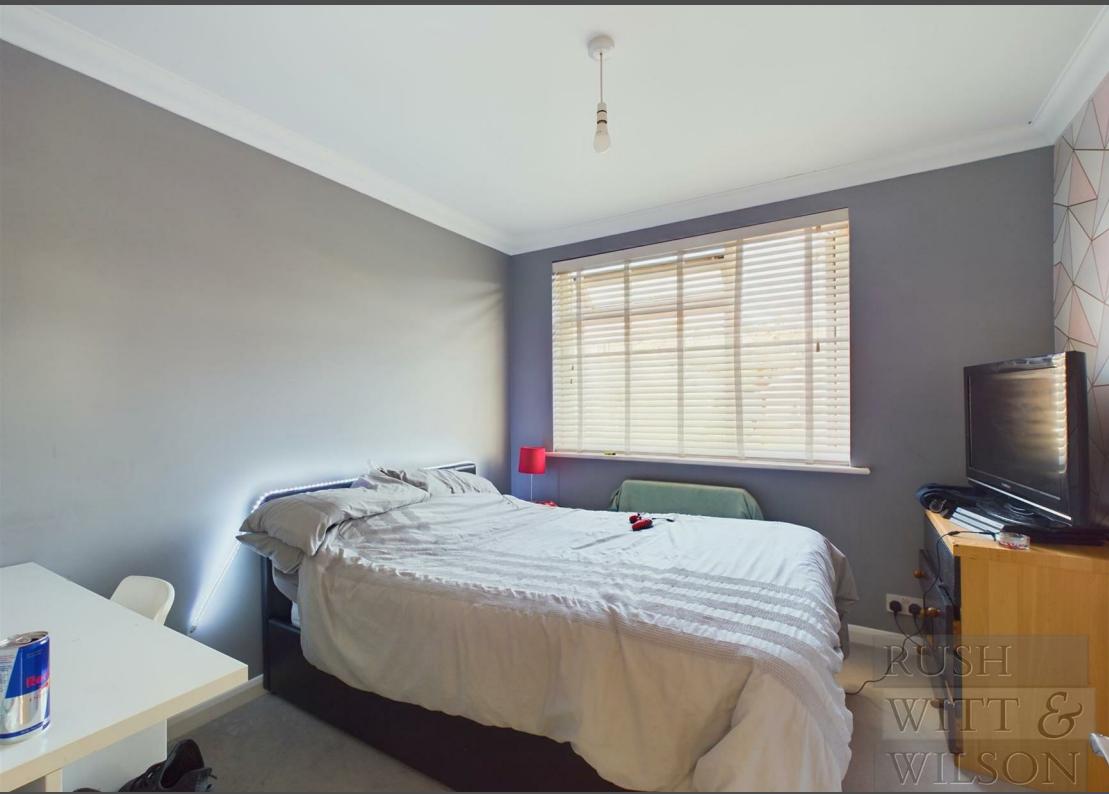
62 Pilot Road, Hastings, East Sussex TN34 2AN
Guide Price £400,000 - £425,000

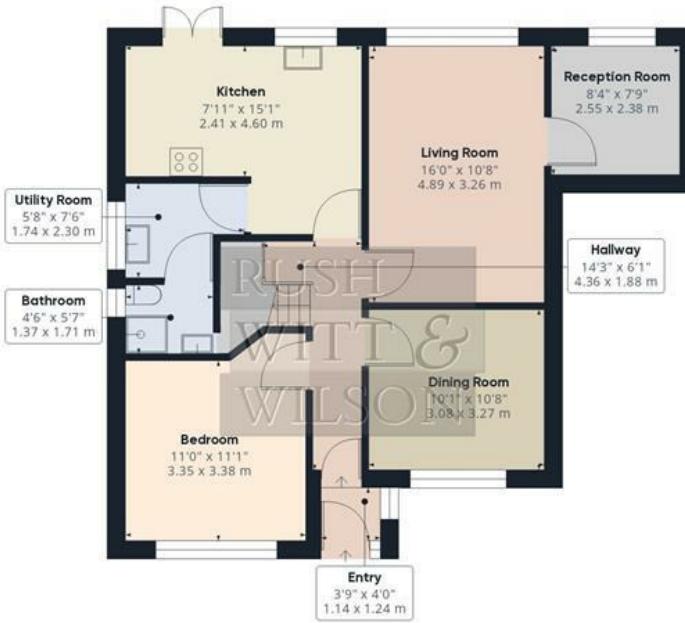
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*** GUIDE PRICE £400,000 - £425,000*** Discover the perfect blend of space, style, and convenience in this stunning FOUR BEDROOM family home! With THREE flexible reception rooms, a FAMILY BATHROOM, EN-SUITE, and a separate shower room, there's room for everyone to enjoy their own space. The expansive DRIVEWAY comfortably fits up to three cars, complemented by a secure GARAGE for added storage. Outside, a beautifully landscaped two-tier garden offers a serene retreat for outdoor gatherings, play, or peaceful relaxation. This property also boasts under-decking storage that could serve as a cellar, plus an inviting front lawn that enhances curb appeal. Conveniently located near top-rated schools and train stations, it's ideal for families who value accessibility and modern amenities. Plus, enjoy peace of mind with alarm systems throughout, complete with key fobs. With far-reaching views of Polegate, this home promises both charm and practicality in one inviting package!









Approximate total area⁽¹⁾

1642.89 ft²

152.63 m²

Reduced headroom

32.63 ft²

3.03 m²

(1) Excluding balconies and terraces

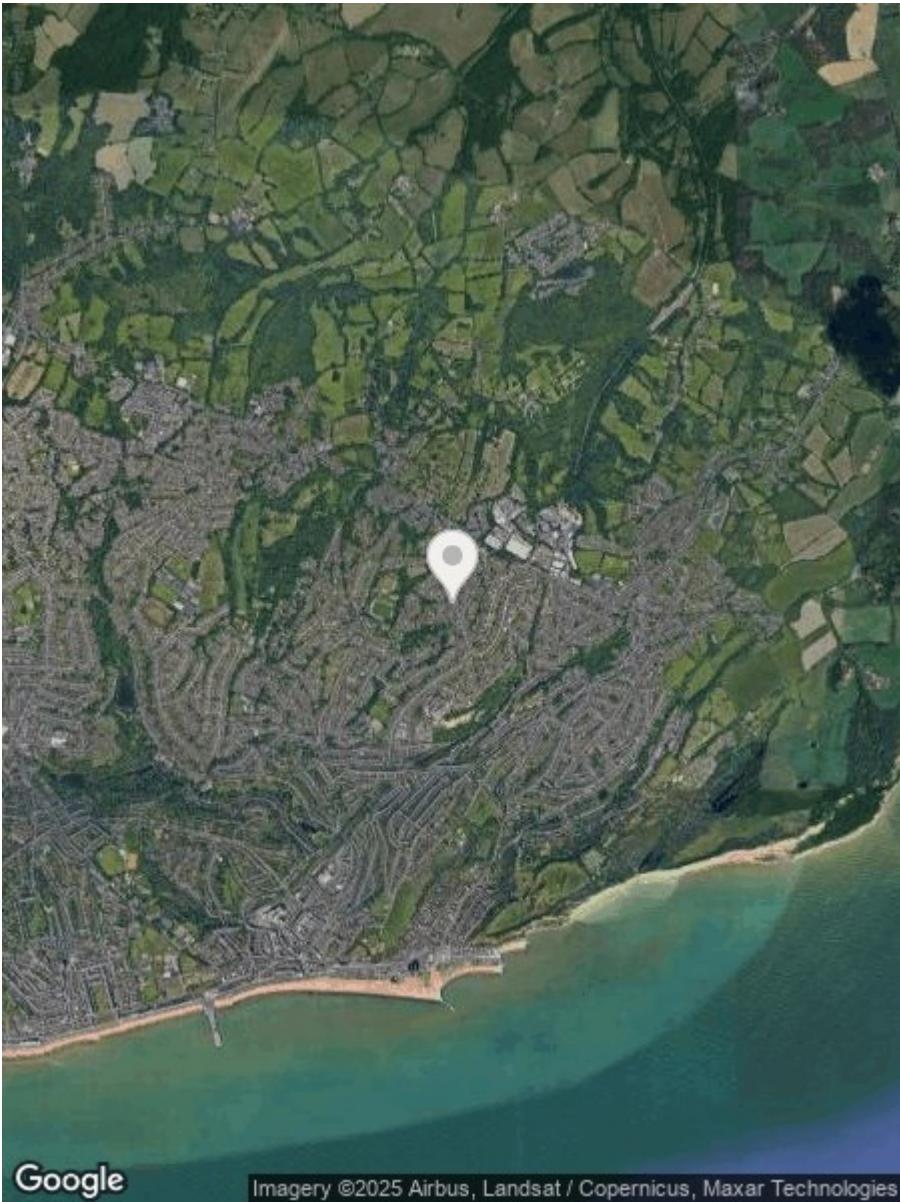
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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**Residential Estate Agents
Lettings & Property Management**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	80
(39-54) E		
(21-38) F		
(1-20) G Not energy efficient - higher running costs		
England & Wales	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	

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