

**RUSH  
WITT &  
WILSON**



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



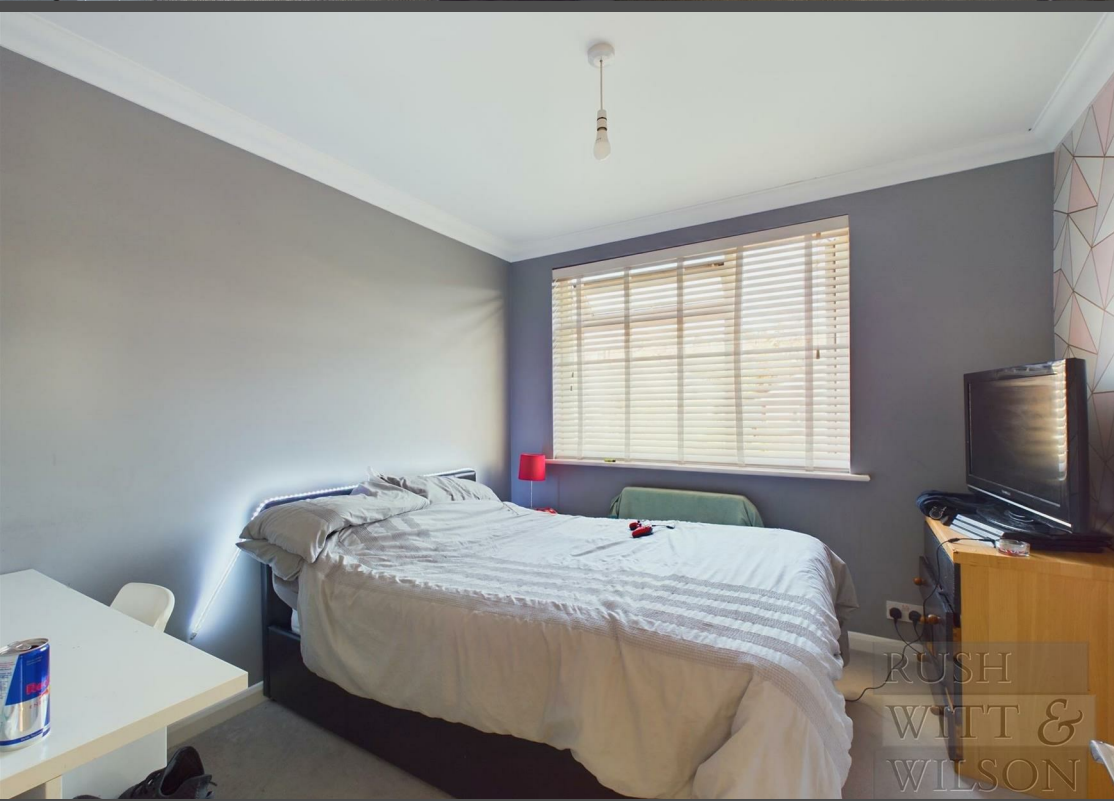
**\*\*\* GUIDE PRICE £400,000 - £425,000\*\*\*** Discover the perfect blend of space, style, and convenience in this stunning **FOUR BEDROOM** family home! With **THREE** flexible reception rooms, a **FAMILY BATHROOM**, **EN-SUITE**, and a separate shower room, there's room for everyone to enjoy their 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!

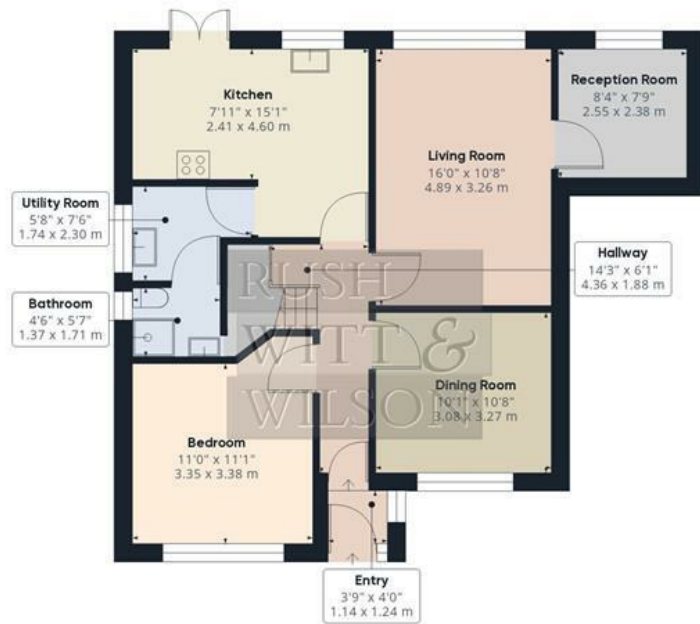




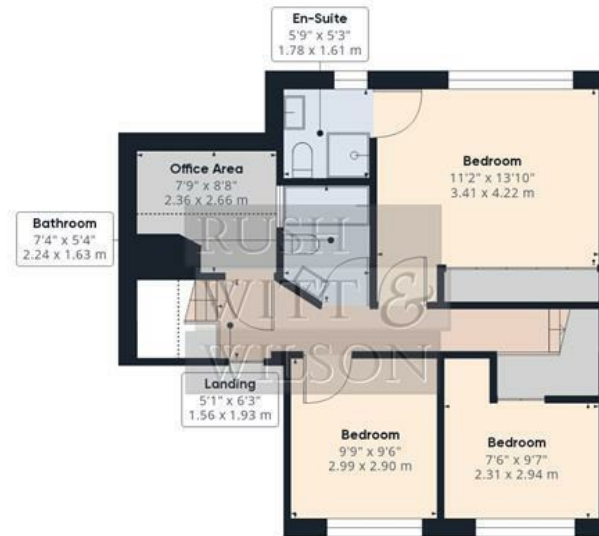








Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1642.89 ft<sup>2</sup>

152.63 m<sup>2</sup>

**Reduced headroom**

32.63 ft<sup>2</sup>

3.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

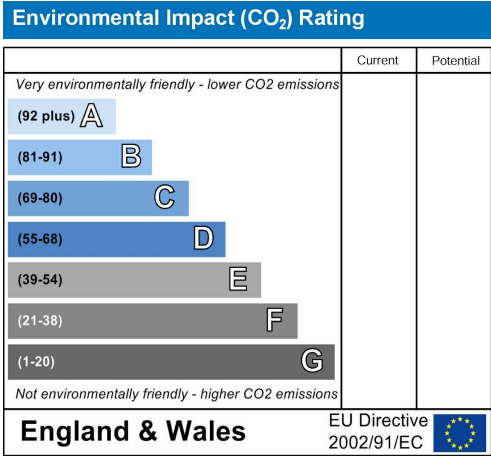
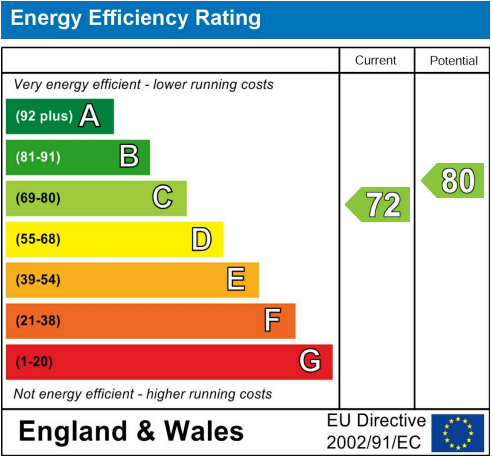
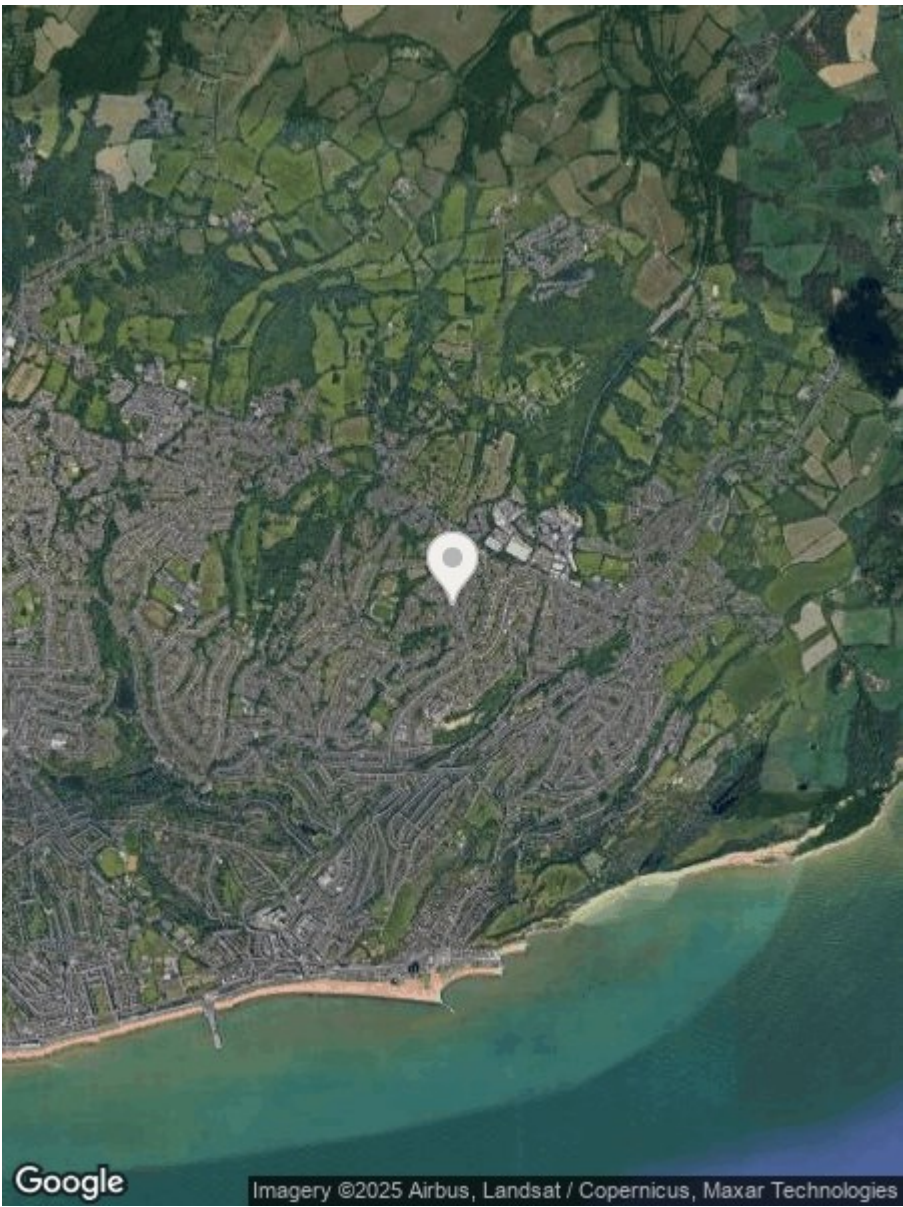
..... Below 5 ft/1.5 m

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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