



ESTATE AGENTS

80, Pilot Road, Hastings, TN34 2AU

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Price £347,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE THREE BEDROOM SEMI-DETACHED PROPERTY, positioned within a sought-after region of Hastings and offered to the market with modern comforts including gas fired central heating and double glazing. The property also has a DRIVEWAY and a GARAGE with electric roller door.

Inside, you are greeted by a spacious L shaped entrance hall with AMPLE STORAGE, there is an 18ft DUAL ASPECT LOUNGE-DINING ROOM, 12ft KITCHEN-BREAKFAST ROOM, TWO DOUBLE BEDROOMS and bathroom with bath and shower. The property also has a lower floor with stairs descending from the entrance hall to an additional RECEPTION SPACE/ HALL where you can access the garden and the THIRD BEDROOM. The property does need some updating but does present well to the market.

Conveniently positioned within easy reach of amenities and bus routes. Viewing comes highly recommended, please call the owners agents now to arrange your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

L SHAPED ENTRANCE HALL

Wood laminate flooring, stairs descending to the lower floor accommodation, radiator, built in storage, loft hatch providing access to loft space, doors opening to:

DUAL ASPECT LOUNGE-DINING ROOM

18'9 x 16'8 (5.72m x 5.08m)

Coving to ceiling, Yorkstone fireplace and hearth, two double radiators, wood laminate flooring, coving to ceiling, television and telephone point, double glazed windows to front and side elevations.

KITCHEN-BREAKFAST ROOM

12'2 x 10'5 (3.71m x 3.18m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for freestanding gas cooker with fitted cooker hood over, inset resin one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine, space for under counter fridge, wall mounted cupboard concealed boiler, coving to ceiling, wood effect vinyl flooring, part tiled walls, radiator, pantry style cupboard, ample space for breakfast table, double glazed window to side elevation with a nice leafy outlook.

BEDROOM

13'4 x 11'3 (4.06m x 3.43m)

Coving to ceiling, wood laminate flooring, radiator, telephone point, built in wardrobes, double glazed window to side aspect with a leafy outlook.

BEDROOM

8'9 x 9'7 (2.67m x 2.92m)

Wood laminate flooring, double radiator, coving to ceiling, double glazed window to front aspect.

BATHROOM

Pedestal wash hand basin, dual flush low level wc, panelled bath, separate walk in shower unit with electric shower, part tiled walls, wood laminate flooring, down lights, coving to ceiling, double glazed pattern glass window to side aspect.

LOWER FLOOR

Leading to:

RECEPTION ROOM/ HALL

13'2 x 11'9 (4.01m x 3.58m)

Coving to ceiling, storage cupboard, radiator, double glazed door to side aspect opening onto the garden.

BEDROOM

13'3 x 9'8 (4.04m x 2.95m)

Tiled flooring, radiator, coving to ceiling, double glazed window to side aspect.

OUTSIDE

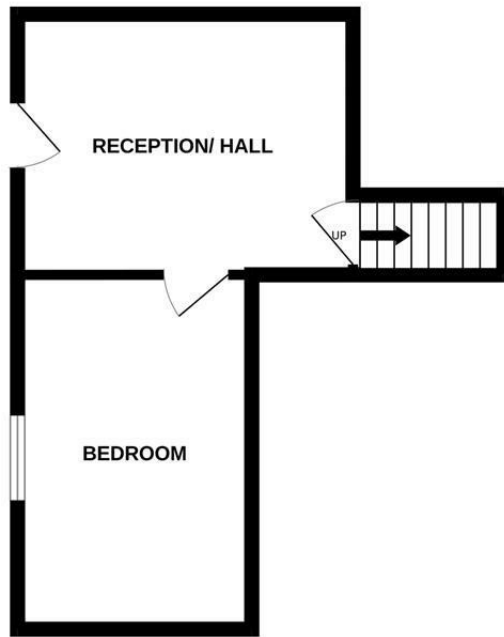
Path leading round the side of the property leading to the front door, the garden extends off the side elevation and is laid to lawn with patio. The property is set back from the road with relatively level side access. There are steps down from the Linley Drive access point or a pathway to the front in Pilot Road leading to the front door. The property is screened by mature plants and shrubs, offering a private position. Driveway located to the side, providing off road parking and access to:

GARAGE

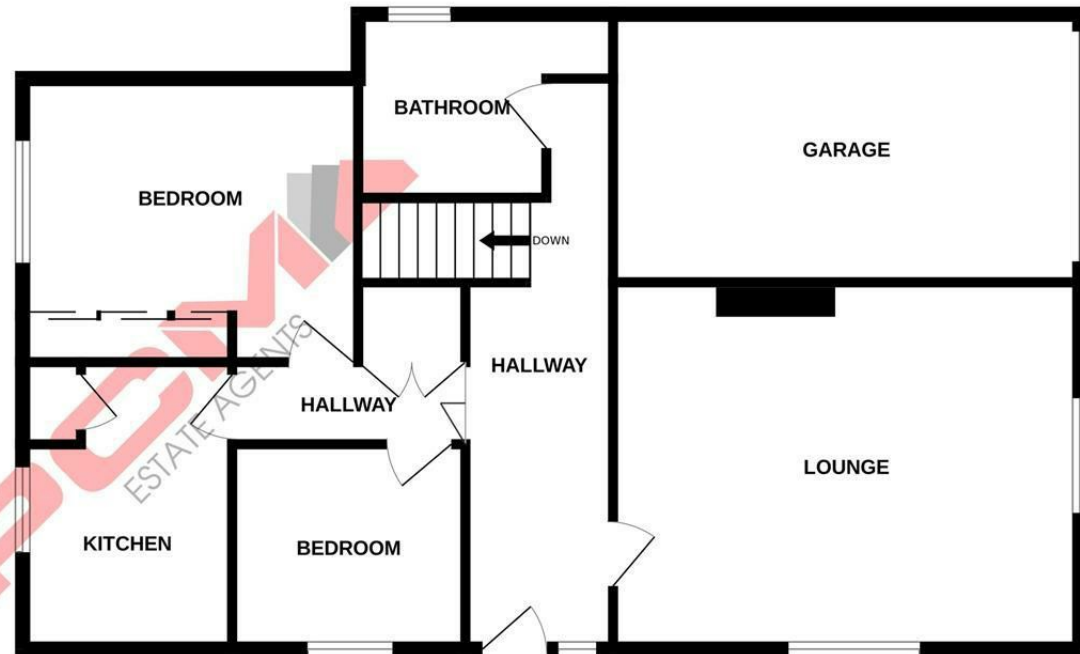
Electric roller door, power and light.



LOWER GROUND FLOOR



GROUND FLOOR



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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