



ESTATE AGENTS

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**Price £249,950**

PCM Estate Agents are delighted to welcome to the market this CHARMING OLDER STYLE TWO BEDROOM TERRACED FAMILY HOME, nestled on a sought-after road in Hastings, boasting a GENEROUS REAR GARDEN and enjoying nice TOWNSCAPE/ SEA VIEWS, this home is a perfect blend of character and potential.

Spread across two well-proportioned floors, the property offers a beautifully OPEN PLAN LOUNGE-DINING ROOM, complete with an inviting working FIREPLACE and DUAL-ASPECT windows that flood the space with natural light, ideal for both relaxing evenings and entertaining guests. The ground floor also includes a kitchen and a LEAN TO/ UTILITY SPACE, adding practicality to charm. Upstairs, you'll find TWO BRIGHT BEDROOMS and a family bathroom, all leading off a central landing. The front-facing bedroom enjoys stunning townscape views, stretching all the way to Beachy Head on the horizon.

Outside, the LARGE FAMILY FRIENDLY GARDEN offers a blank canvas for a green-fingered enthusiast, with plenty of space for children to play or to create your own peaceful haven.

Situated in a prime location, it's just a short stroll from local schools, shops, and amenities.

Don't miss this rare opportunity—call PCM Estate Agents today to arrange your private viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **LOUNGE-DINING ROOM**

25' max x 9'5 (7.62m max x 2.87m)

Dual aspect with double glazed windows to front and rear aspects, laminate flooring, double radiator, single radiator, fireplace with stone hearth and inset wood burning stove, stairs rising to upper floor accommodation with storage cupboard beneath, coving to ceiling, television and telephone points, sliding door to:

#### **KITCHEN**

10'4 x 6'4 (3.15m x 1.93m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces and tiled splashbacks, Hot Point induction hob with fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer spray tap, space for tall fridge freezer, double glazed window and door to side aspect leading to:

#### **LEAN TO/ UTILITY**

10'5 x 5'4 (3.18m x 1.63m)

Water tap, space and plumbing for washing machine, range of base level units, further space for under counter appliances, double glazed windows to side and rear aspects, double glazed door to rear and a polycarbonate roof.

#### **FIRST FLOOR LANDING**

Spacious with radiator and doors opening to:

#### **BEDROOM**

12'9 narrowing to 9'6 x 11' (3.89m narrowing to 2.90m x 3.35m)

Coving to ceiling, radiator, double glazed window to front aspect having lovely townscape far reaching views over Hastings and including views of the sea, across to Beachy Head.

#### **BEDROOM**

13'8 x 9'3 (4.17m x 2.82m)

Loft hatch, radiator, double glazed window to rear aspect.

#### **BATHROOM**

9'8 x 6'6 (2.95m x 1.98m)

Dual flush low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, part tiled walls, column style radiator/ heated towel rail, large cupboard housing the wall mounted Worcester boiler and offering additional storage space, double glazed window with opaque glass to side aspect.

#### **REAR GARDEN**

Located directly off of the back of the property and providing a large family friendly space, mainly laid to lawn with a variety of mature plants and small trees. There is also a wooden shed and a patio area. The garden is private and offers plenty of outdoor space for families with children, or for the garden enthusiast.

#### **OUTSIDE - FRONT**

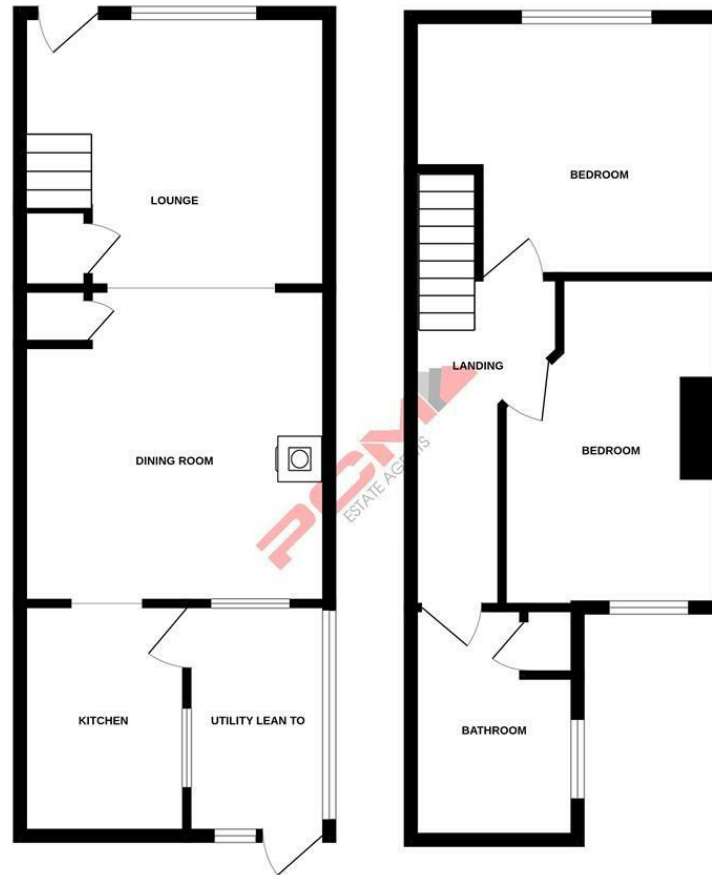
Path leading to front door, area of garden laid with patio slabs, walled boundaries, lovely views over Hastings and to the sea.

Council Tax Band: A



GROUND FLOOR

1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">90</span>  <span style="font-size: 2em; color: green;">73</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.