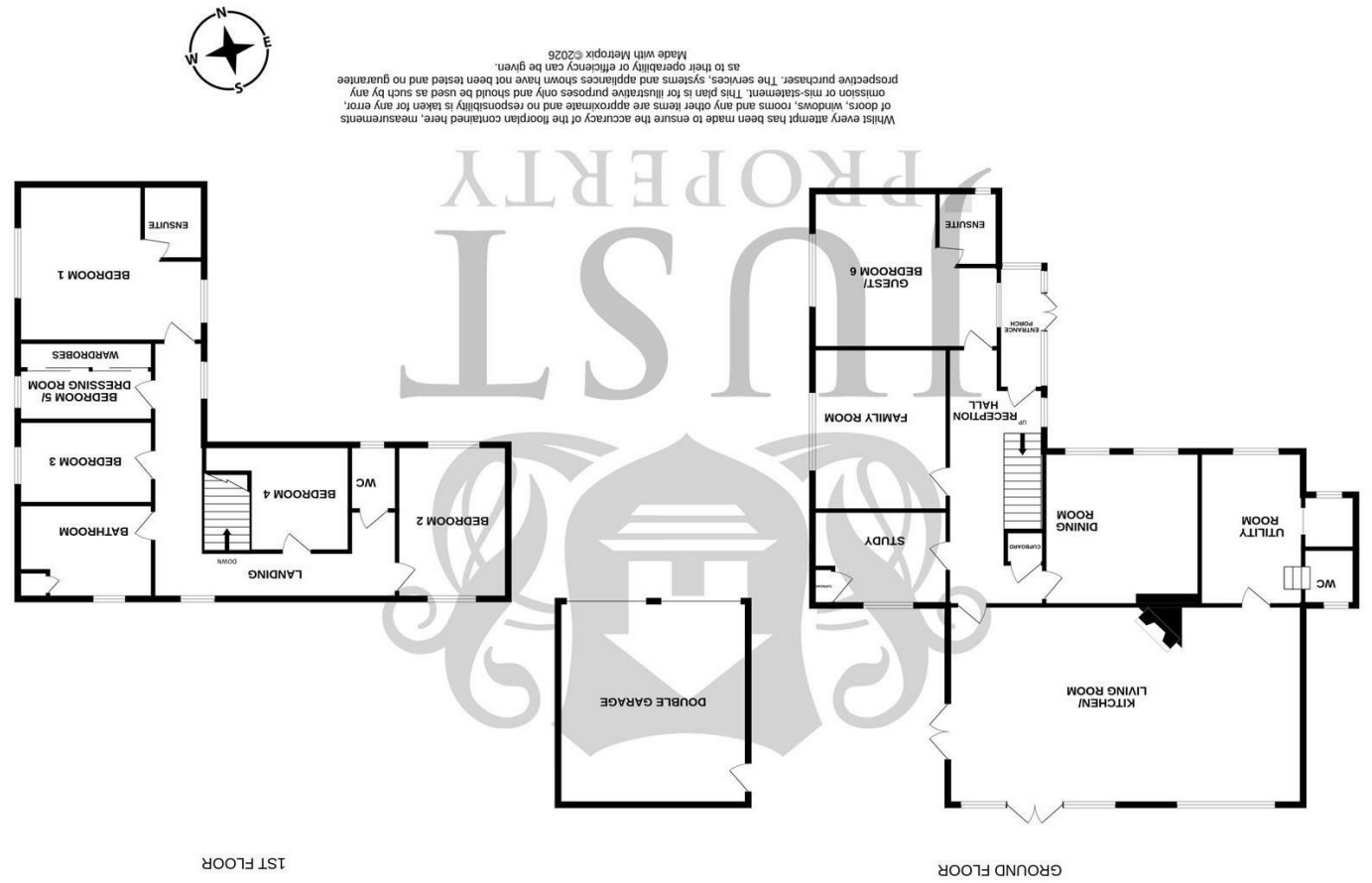


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	57
Potential	80



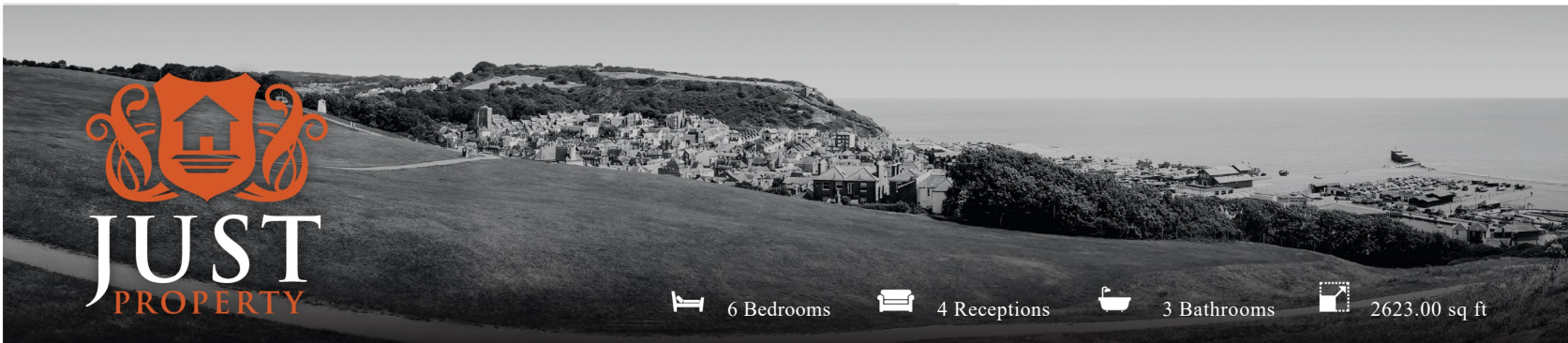
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## FLOORPLANS

6 Pilgrims Way, Hastings, TN34 2LF

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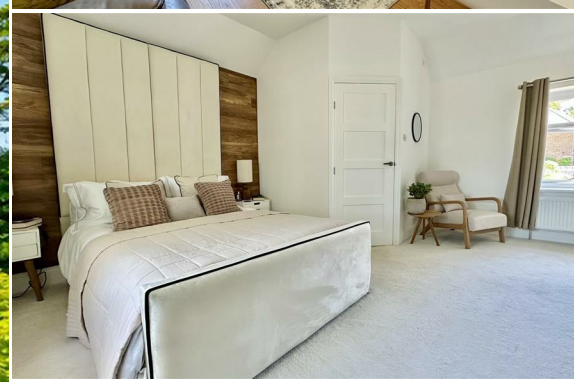


6 Bedrooms   4 Receptions   3 Bathrooms   2623.00 sq ft

Freehold

# £895,000

6 Pilgrims Way, Hastings, TN34 2LF





6 Bedrooms 4 Receptions 3 Bathrooms 2623.00 sq ft

## PROPERTY DETAILS

A remarkable six bedroom, four reception room detached period home occupying a generous corner plot within this highly sought-after residential cul-de-sac adjoining St Helens Woods. Enjoying great views across Hastings towards the coastline and as far as Beachy Head, this impressive family residence is beautifully presented throughout and further benefits from a gated driveway, detached double garage and mature wrap-around gardens.

This gorgeous house dates back around 200 years and historically formed part of the former convent and chapel run by the Sisters of St John the Divine during the 1950s which inspired the television series Call the Midwife.

The accommodation is spacious and versatile, arranged over two floors and ideal for larger or multi-generational families. A standout feature is the superb open-plan kitchen/family room measuring approximately 9.6m x 5.2m, featuring a vaulted ceiling of around 4.3m in height, a fireplace with wood-burning stove, two French doors and attractive views towards the sea. There are several additional reception rooms providing flexibility for dining, entertaining or home working, together with a generous ground floor bedroom with en-suite facilities.

To the first floor are five further well-proportioned bedrooms, the principle with an en-suite shower room along with a spacious family bath and shower room measuring approximately 3.6m x 2.6m.

Outside, the property is approached via a gated driveway providing off-road parking for several vehicles with an electric charging point and a detached double garage. The south-facing gardens wrap around the property with mature planting, original stone walls, lawns and seating areas, plus gated access into St Helens Woods.

Further benefits include gas fired central heating and double glazing throughout. Viewing is highly recommended to appreciate the character, history and exceptional setting of this unique family home.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	16'6" x 14'0" (5.05 x 4.27)
10'11" x 3'6" (3.35 x 1.09)	En-Suite Shower
Hallway	6'0" x 5'9" (1.83 x 1.77)
19'3" x 8'9" (5.87 x 2.69)	Bedroom
Family / Cinema Room	13'6" x 9'10" (4.14 x 3.02)
14'4" x 12'0" (4.39 x 3.66)	Bedroom
Study	12'0" x 7'1" (3.66 x 2.16)
12'0" x 8'5" (3.66 x 2.57)	Bedroom / Dressing Room
Dining Room	12'0" x 6'11" (3.66 x 2.13)
13'8" x 13'5" (4.19 x 4.11)	Bedroom
Kitchen/Breakfast/ Living Area	9'6" x 8'2" (2.90 x 2.51)
31'5" x 16'11" (9.60 x 5.18)	Family Bath / Shower Room
Utility Room	11'10" x 8'5" (3.63 x 2.57)
13'6" x 8'2" (4.14 x 2.51)	WC
WC	Gated Entrance
Guest Bedroom	Driveway
16'6" x 14'0" (5.05 x 4.27)	Detached Double Garage
En-Suite Shower Room	18'0" x 16'11" (5.49 x 5.18)
6'7" x 5'4" (2.03 x 1.65)	Garden - The property sits on approx 1/3 acre plot
Stairs To Landing	

## FEATURES

- Beautiful Detached Family Property
- Close To St Helens Woods
- Detached Garage & Driveway
- Three Bathrooms
- Six Bedrooms
- 2623 sq ft
- Stunning Surrounding Mature Gardens
- Quiet Cul-de-Sac Location

