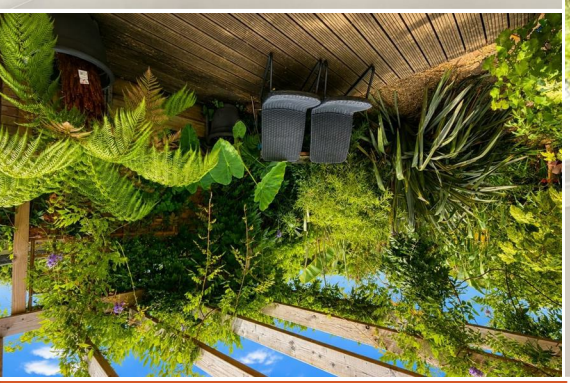


JUST PROPERTY

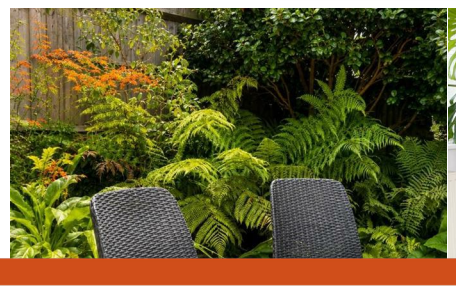
3 Bedrooms | 1 Receptions | 1 Bathrooms | 1227.00 sq ft

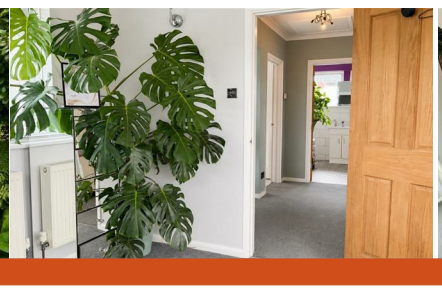
72 Pilot Road, Hastings, TN34 2AU

Freehold

£375,000

www.justproperty.net



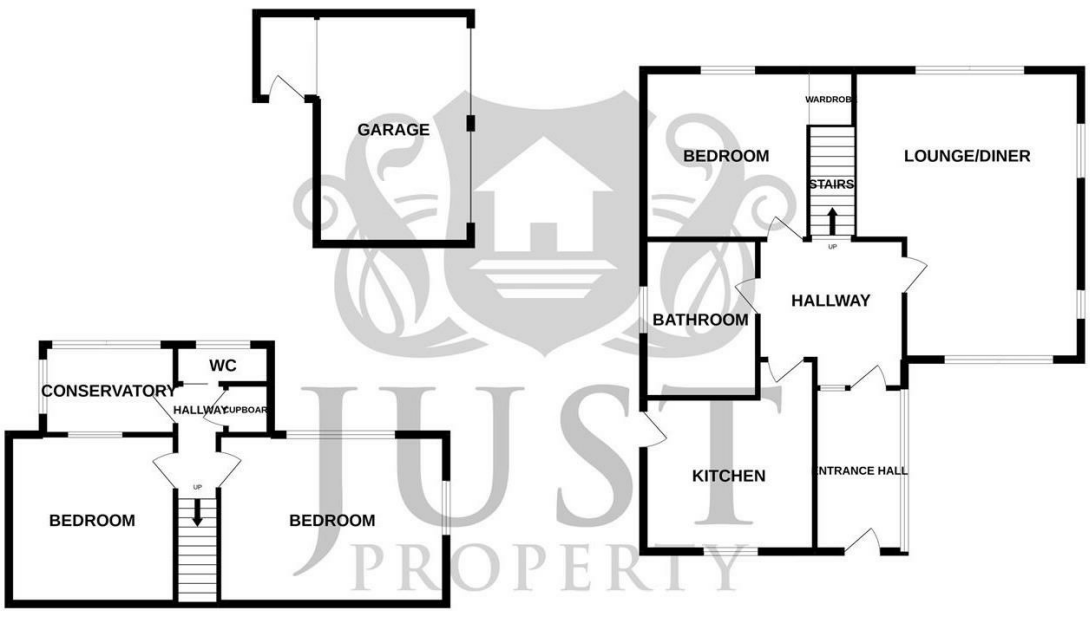


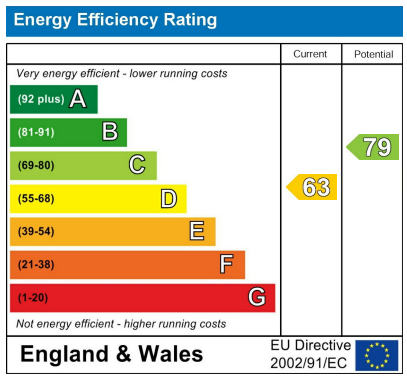
FLOORPLANS

72 Pilot Road, Hastings, TN34 2AU

LOWER 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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Freehold

£375,000

3 Bedrooms | 1 Receptions | 1 Bathrooms | 1227.00 sq ft

PROPERTY DETAILS

A DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM DETACHED HOME occupying an elevated corner plot in this highly sought-after position adjoining St Helens Down and Hoads Wood Road. Ideally located directly opposite local amenities and within easy reach of well-regarded schools, regular bus routes and convenient access to The Ridge, the property is also just a short drive from Hastings Town Centre, the seafront, historic Old Town and the mainline railway station with connections to London.

Beautifully presented throughout, this versatile home offers generous accommodation arranged over two floors. The welcoming entrance porch opens into a spacious reception hall which leads through to the impressive TRIPLE ASPECT LIVING/DINING ROOM, measuring over 20ft, where elevated views can be enjoyed across St Helens Down towards St Leonards. The well-appointed KITCHEN/BREAKFAST ROOM features a range of integrated appliances and provides an excellent space for everyday family life. Completing the upper floor is a generous double bedroom and a stylish family bathroom fitted with a contemporary suite and shower over the bath.

The lower ground floor offers two further spacious double bedrooms, including an impressive principal bedroom measuring 16ft x 12ft, together with a separate cloakroom and a double glazed conservatory which opens directly onto the rear garden.

Outside, the property enjoys gardens wrapping around the front and side, mainly laid to lawn, along with enclosed landscaped seating areas to both the front and rear, thoughtfully designed for low maintenance and to enjoy the sunshine throughout the day. A double-width driveway is accessed from St Helens Down and leads to the DETACHED DOUBLE GARAGE, providing excellent parking and storage.

Further benefits include GAS FIRED CENTRAL HEATING, DOUBLE GLAZING.

Viewing is highly recommended to fully appreciate the generous accommodation, superb plot and the great location.

ROOM DIMENSIONS

Entrance Porch

Reception Hallway

Living Room/Diner
20'8 x 16'0 (6.30m x 4.88m)

Kitchen/Breakfast Room
12'0 x 10'10 (3.66m x 3.30m)

Bedroom Two
15'0 max x 12'0 (4.57m max x 3.66m)

Bathroom/W.C
8'4 x 8'2 (2.54m x 2.49m)

Garden Level

Hallway

Bedroom One
16'0 x 12'0 (4.88m x 3.66m)

Bedroom Three
11'11 x 11'8 (3.63m x 3.56m)

Separate W.C

Conservatory
9'4 x 6'0 (2.84m x 1.83m)

Front, Side & Rear Gardens

Double Width Driveway

Detached Double Garage
17'0 x 17'0 (5.18m x 5.18m)

FEATURES

- Detached Split Level House
- Very Well Presented
- Three Double Bedrooms
- 20'8 Living Room/Diner
- Modern Fitted Kitchen
- Bathroom & Sep W.C
- Gardens to Three Sides
- Detached Double Garage
- Double Width Driveway
- Viewing Essential

Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.