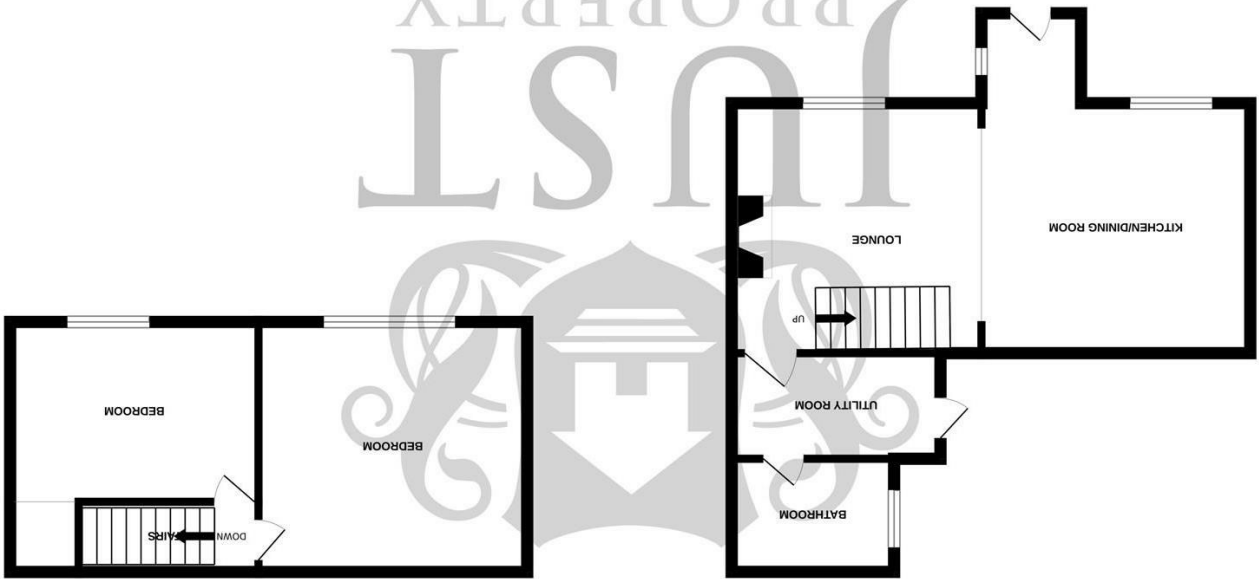




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such 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		
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
64		
85		

GROUND FLOOR

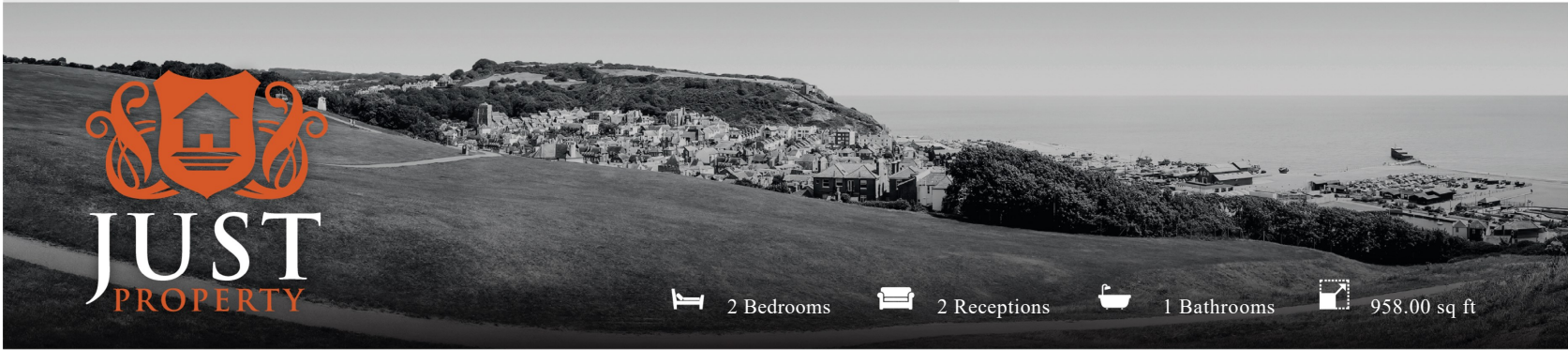
1ST FLOOR

FLOORPLANS

9 Pilot Road, Hastings, TN34 2AP



www.justproperty.net



9 Pilot Road, Hastings, TN34 2AP

Freehold

£250,000





Freehold

£250,000

2 Bedrooms 2 Receptions 1 Bathrooms 958.00 sq ft

PROPERTY DETAILS

A beautifully presented and spacious two double bedroom end of terrace cottage, set within one of Hastings' most sought-after locations. Linton Cottages enjoys outstanding views from the front across the town, the English Channel, and out towards Beachy Head. Local shops, bus routes, the Conquest Hospital, and transport links are all close by, with Hastings town centre, mainline railway station, the historic Old Town, and Hastings Country Park also within easy reach.

The property has been significantly improved by the current owner and now offers a recently refitted kitchen/dining room, open to a welcoming lounge with a woodburning stove and attractive cork flooring. Further benefits on the ground floor include a utility room and modern fitted bathroom. To the first floor are two generously sized double bedrooms, both enjoying wonderful views.

Externally, there is an attractive front garden, a courtyard-style rear garden, and gated off-road parking. A particular highlight is the detached rear garden of approximately 100ft, complete with a hand-built greenhouse, outbuildings, established planting, and apple trees – a true oasis.

This stylish and charming home is a credit to the current owner, and viewing is considered essential via the vendors' sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Porch

Kitchen / Dining Space
13'1" x 12'0" (3.99 x 3.67)

Open Plan Lounge
12'2" x 11'5" (3.72 x 3.49)

Utility Room
9'10" x 5'5" (3.02 x 1.67)

Bathroom
7'9" x 5'4" (2.38 x 1.64)

Stairs To

Bedroom
12'10" x 11'10" (3.93 x 3.63)

Bedroom
11'4" x 9'3" (3.46 x 2.83)

Front Garden

Off Road Parking

Rear Courtyard Garden

Detached Rear Garden

Greenhouse

Outbuilding

FEATURES

- End Of Terrace Period Property
- Two Large Double Bedrooms
- Fantastic Views
- Off Road Parking
- Extensive Detached Rear Garden
- Outbuilding and Greenhouse
- Beautifully Presented
- Open Plan Living Areas
- Utility Room



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.