



72 Pilot Road, Hastings, TN34 2AU

A THREE DOUBLE BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE, OCCUPYING A CORNER PLOT IN THE SOUGHT AFTER ST HELENS DOWN AREA OF HASTINGS WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL AMENITIES, BUS SERVICES & LOCAL SCHOOLS WITH ACCESS ON THE RIDGE CONNECTING TO THE CONQUEST HOSPITAL AND THE A21 TO TUNBRIDGE WELLS & LONDON.

The property provides deceptive split level accommodation arranged over two floors to include a 20'8 x 16'0 max triple aspect living room/diner with far reaching views over Hastings, a 12'0 x 10'10 fitted kitchen/breakfast room with built-in appliances and a contemporary family shower room/w.c with walk-in double shower cubicle. At garden level there are two double bedrooms, a separate w.c and a rear conservatory which looks over the enclosed rear garden.

The gardens wrap around the property and include an enclosed side garden with decking and a variety of shrubs & plants and there is also a double width driveway to the side leading to the double garage. Further benefits include gas fired central heating, double glazing and viewing is considered essential to appreciate this spacious family home in such a sought after location.

Offers in excess of £400,000

72 Pilot Road, Hastings, TN34 2AU



- Three Bedroom Detached House
- 12'0 x 10'10 Fitted Kitchen
- Contemporary Shower Room
- Driveway & Double Garage
- Split Level Accommodation
- 20'8 x 16'0 Living Room/Diner
- Occupying a Corner Plot
- Favoured St Helens Down Area
- Double Glazed Conservatory
- Wrap Around Gardens

Entrance Porch

8'0 x 5'0 (2.44m x 1.52m)

Reception Hall

9'10 x 8'10 max (3.00m x 2.69m max)

Living Room/Diner

20'8 x 16'0 max (6.30m x 4.88m max)

Kitchen/Breakfast Room

12'0 x 10'10 (3.66m x 3.30m)

Bedroom Two

12'0 x 11'8 (3.66m x 3.56m)

Shower Room/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 11'7 (3.63m x 3.53m)

Separate W.C

Conservatory

9'6 x 6'6 (2.90m x 1.98m)

Outside

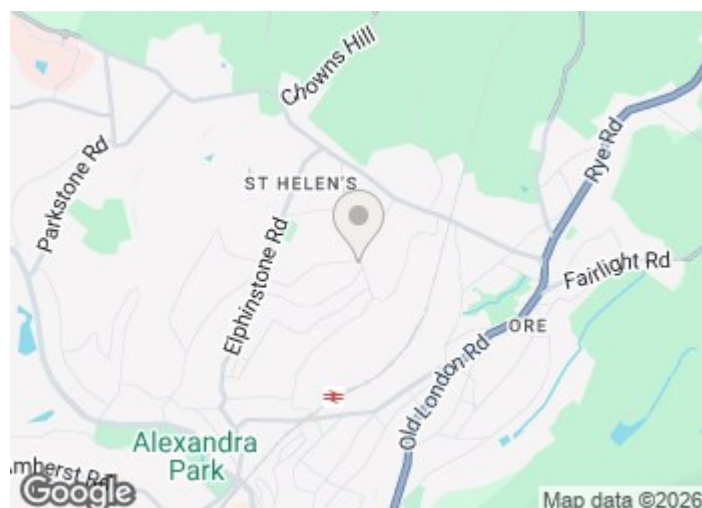
Driveway

Double Garage

Front Garden

Enclosed Side Garden

Rear Garden





Floor Plan



TOTAL FLOOR AREA : 1315 sq.ft. (122.1 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC