



77 Pilot Road, Hastings, TN34 2AN

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED WITHIN A FAVOURED AREA OF HASTINGS CLOSE TO LOCAL AMENITIES, THE RIDGE WITH ACCESS TO THE A21 TO TUNBRIDGE WELLS & LONDON, THE CONQUEST HOSPITAL AS WELL AS LOCAL BUS SERVICES AND ORE MAINLINE RAILWAY STATION CONNECTING TO LONDON AND ASHFORD INTERNATIONAL.

The property has been extensively modernised and updated by the current owners to include a re-fitted kitchen/breakfast room with integrated appliances, central island and breakfast bar, a re-fitted shower room/w.c. and a 16'10 x 11'11 lounge/diner with feature fireplace and fitted wood burner. Outside, there is a full width block paved driveway providing off road parking for several vehicles, a garage with rear double doors and a 72ft re-landscaped rear garden with enclosed patio to the side, rear decking and a covered patio (set up for a hot tub). There is also a raised aspect from the rear garden with distant views overlooking Hastings.

Further benefits include gas fired central heating (new gas boiler in 2022), upvc double glazing, complete redecoration and the property is considered the perfect key turner for those looking for a home ready to move into straight away. Early viewing is encouraged to appreciate this stunning bungalow and is strictly by appointment through Sole agent Charles & Co.

Price £419,950

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- Immaculate Detached Bungalow
- Close to Amenities & The Ridge
- Contemporary Shower Room/W.C.
- Viewing Considered Essential
- Two Double Bedrooms
- Lounge/Diner with Wood Burner
- Driveway for Several Vehicles
- Favoured Area of Hastings
- Kitchen with Built-in Appliances
- Garage & 72ft Rear Garden

Entrance Lobby

Outside

Reception Hall

Driveway

Lounge/Diner

16'10 x 11'11 (5.13m x 3.63m)

Garage

17'0 x 8'5 (5.18m x 2.57m)

Kitchen/Breakfast Room

12'11 x 9'0 (3.94m x 2.74m)

Rear Garden

72'0 (21.95m)

From Reception Hall

Bedroom One

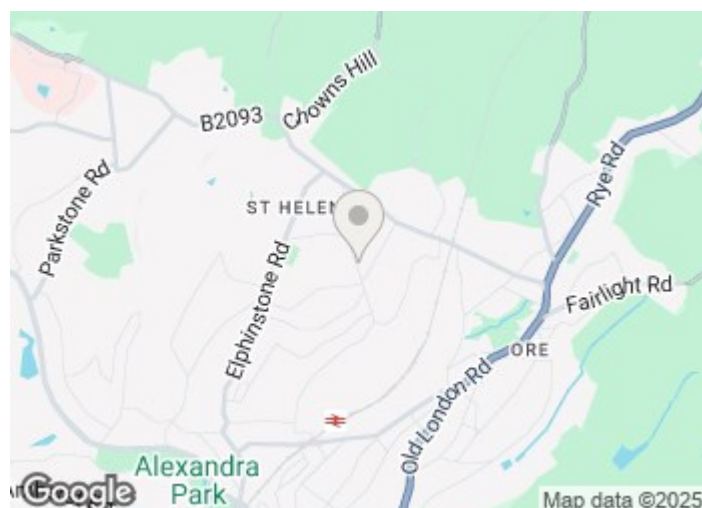
13'10 x 10'4 (4.22m x 3.15m)

Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

Shower Room/W.C.

7'10 x 5'6 (2.39m x 1.68m)





Floor Plan

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		