



ESTATE AGENTS

111, Pilot Road, Hastings, TN34 2AU

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £535,000

PCM Estate Agents offer an excellent opportunity to secure a BEAUTIFULLY PRESENTED FIVE/ SIX BEDROOMED DETACHED HOUSE which offers spacious and versatile accommodation over two floors, with the ground floor also offering potential for DUAL LIVING/ ANNEXE ACCOMODATION.

The property occupies an elevated position off the road with PLEASANT VIEWS to the front aspect, and PRIVATE AND SECLUDED GARDENS to the front and rear. Inside, the accommodation comprises an entrance hallway, 19ft MODERN KITCHEN-BREAKFAST ROOM with central island, 18ft LOUNGE with an additional SITTING ROOM and EN SUITE BEDROOM (currently used as a study) plus a DOWNSTAIRS WC/ UTILITY ROOM. To the first floor there are FOUR DOUBLE BEDROOMS with the master being a particularly good size, having a range range of BUILT IN WARDEROBES and EN SUITE in addition to the main LUXURY FAMILY BATHROOM. To the front of the property there is LARGE DRIVEWAY providing AMPLE OFF ROAD PARKING for multiple vehicles.

The property is located in a sought-after region of Hastings and is considered an IDEAL FAMILY HOME. Viewing comes highly recommended to truly appreciate the quality of finish and size of accommodation on offer.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALLWAY

Stairs rising to first floor accommodation, three cupboards providing ample storage, radiator, double glazed window to side aspect.

KITCHEN-BREAKFAST ROOM

19'11 max x 13' (6.07m max x 3.96m)

Beautifully presented modern open plan room comprising a range of eye and base level units and island with worksurfaces over, space for range cooker with extractor above, space for American style fridge freezer, integrated dishwasher, inset sink with mixer tap, large island with breakfast bar, ample space for dining table and chairs, double glazed window to front aspect, radiator, door to front aspect leading out to the garden.

LOUNGE

18'8 x 13'4 (5.69m x 4.06m)

Double glazed windows to front and side aspects, radiator.

DOWNSTAIRS WC/ UTILITY

Dual flush wc, wash hand basin, space and plumbing for washing machine, space for tumble dryer, part tiled walls, cupboard housing gas boiler.

SITTING ROOM

19'5 x 11'1 (5.92m x 3.38m)

Double glazed windows to rear and side aspects, radiator.

STUDY/ BEDROOM

10'9 x 8'10 (3.28m x 2.69m)

Built in storage cupboard, double glazed windows to rear and side aspects, radiator, door to:

EN SUITE SHOWER ROOM

Walk in shower, dual flush wc, wash hand basin with storage below, part tiled walls, tiled flooring, extractor fan, chrome ladder style radiator, double glazed obscured window to side aspect.

FIRST FLOOR LANDING

Spacious with built in storage cupboard, double glazed window to side aspect, radiator.

MASTER BEDROOM

15'7 x 11'5 (4.75m x 3.48m)

Fitted with a range of built in wardrobes, double glazed windows to front aspect enjoying pleasant views, radiator, door to:

EN SUITE

Walk in shower with tiled walls and rainfall style shower attachment, wash hand basin with storage below, dual flush wc, additional storage, chrome ladder style radiator, extractor fan, double glazed obscured window to side aspect.

BEDROOM

15'4 x 11'11 (4.67m x 3.63m)

Double glazed windows to front and side aspects enjoying far reaching views, radiator.

BEDROOM

11'11 x 11'3 (3.63m x 3.43m)

Velux windows to rear and side aspects, radiator.

BEDROOM

14' max x 9'3 (4.27m max x 2.82m)

Built in storage, double glazed windows to rear aspect, radiator.

BATHROOM

Luxury suite comprising a sunken bath, separate walk in shower with shower head set into the ceiling, floating His & Hers wash hand basin's with storage below, dual flush wc, chrome ladder style radiator, part tiled walls, tiled flooring, large Velux window to side aspect.

REAR GARDEN

Private and secluded, mainly laid to lawn with enclosed boundaries, exterior lighting, outside water tap and side access to the front of the property.

FRONT GARDEN

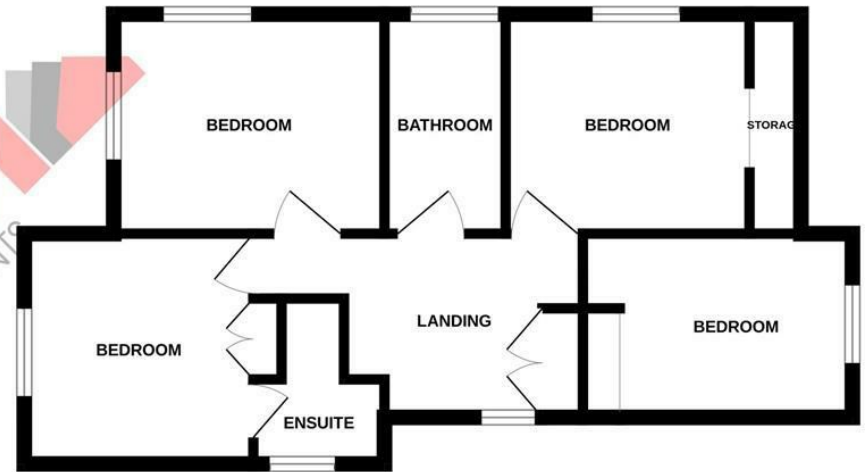
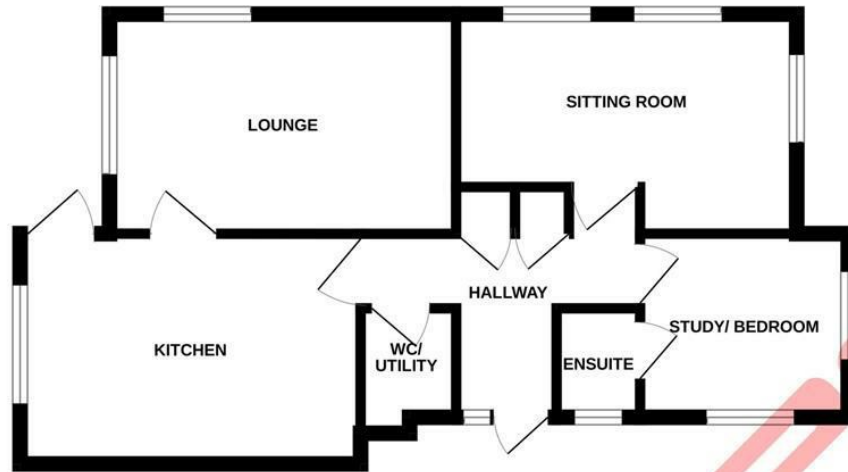
The property enjoys an elevated position off the road with a private and secluded front garden/ sun terrace. This part of the garden enjoys a southerly aspect and is ideal for seating and entertaining. The garden is mainly decked with exterior lighting and a summer house. In addition to the front garden there is a large driveway providing off road parking for multiple vehicles.

Council Tax Band: D



GROUND FLOOR

1ST 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.