



**40, Pilot Road, Hastings, TN34 2AN**

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**Guide Price £510,000**

\*\* GUIDE PRICE £510,000 TO £540,000 \*\*

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this IMMACULATEDLY PRESENTED FOUR BEDROOM DETACHED CHALET RESIDENCE, offering STYLISH and FLEXIBLE living throughout.

The ground floor comprises a spacious OPEN PLAN LOUNGE-DINING AREA with ELECTRIC FEATURE FIRE and MODERN KITCHEN finished to a high specification and including a double oven, warming draw, induction hob, WINE COOLER and further INTEGRATED APPLIANCES. Dual aspect patio doors flood the kitchen with NATURAL LIGHT and open to a WRAP AROUND DECKING, creating the perfect area for entertaining. There is also a STUDY, additional RECEPTION ROOM/ BEDROOM, a MODERN BATHROOM and a UTILITY ROOM.

Upstairs, you will find THREE FUTHER BEDROOMS and a family bathroom. The MASTER BEDROOM includes an EN-SUITE with JACUZZI BATH, ample wardrobe space and patio doors leading to a PRIVATE BALCONY with ELEVATED VIEWS out across the town and to the sea.

Outside, the property benefits from a driveway providing OFF ROAD PARKING for multiple vehicles and a GARAGE, whilst the REAR GARDEN offers an excellent space for relaxation and entertainment, with a HOT TUB set within the decking, overlooking views across the town and to the sea. There are also steps down to a lower area laid with Astro turf, having further flowerbeds and a further decked area.

If you are looking for a SUBSTANTIAL and well-located DETACHED CHALET RESIDENCE with EXCEPTIONAL VIEWS, look no further and contact PCM Estate Agents to arrange your immediate viewing and avoid disappointment.

#### **UPVC FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

Space for coats and shoes, further UPVC door opening to:

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, storage cupboard for the Megaflo

hot water cylinder, further under stairs storage, wall mounted thermostat, inset ceiling spotlights, opening to:

#### **LOUNGE**

21'3 x 12'8 (6.48m x 3.86m)

UPVC French style doors opening to the garden, electric feature fireplace, double glazed window to side aspect, radiator, opening to:

#### **KITCHEN-DINER**

32'6 x 10'5 (9.91m x 3.18m)

Fitted with a range of eye and base level units, American style fridge freezer, integrated double oven with plate warmer drawer below, integrated Hot Point microwave, integrated Neff electric induction hob with extractor above, integrated dishwasher, integrated wine cooler, inset one & ½ bowl stainless steel sink with mixer tap, double glazed window to side aspect. The dining area has inset ceiling spotlights, dual aspect with French double glazed doors providing access onto the decked area of garden, providing ample space for formal dining and family entertaining.

#### **RECEPTION ROOM/ BEDROOM**

13'3 max into bay x 10'7 (4.04m max into bay x 3.23m)

Double glazed bay window to front aspect providing a lovely outlook onto the front garden and driveway, radiator.

#### **STUDY/ RECEPTION ROOM**

8'8 x 7'4 (2.64m x 2.24m)

Double glazed window to side aspect, radiator.

#### **BATHROOM**

Modern suite comprising a panelled bath with shower over, inset sink with storage beneath, vanity mirror, low level dual flush wc, tiled walls, extractor fan, dual aspect frosted double glazed windows.

#### **UTILITY ROOM**

Space and plumbing for washing machine and tumble dryer, housing the gas central heating boiler and electric consumer unit.

#### **FIRST FLOOR LANDING**

Spacious and benefitting from ample light and views from the sky light Velux

window towards the sea, frosted double glazed window to side aspect, radiator, doors to:

#### **MASTER BEDROOM**

12'2 max x 10'6 max (3.71m max x 3.20m max )

Providing ample storage space, access to eaves storage, double glazed frosted window to side aspect, double glazed French style patio doors opening onto a private rear balcony; providing stunning views over Hastings and to the sea, whilst also overlooking the rear garden. Opening to:

#### **EN-SUITE**

Inset ceiling spotlights, Jacuzzi style bathtub with shower over, inset sink with vanity mirror above and storage below, chrome style heated towel rail, frosted double glazed window to side aspect.

#### **BEDROOM**

15'5 max x 13'2 (4.70m max x 4.01m)

Double glazed windows to front and rear aspects, with the rear providing lovely views over Hastings, eaves storage, radiator.

#### **BEDROOM**

11'6 max x 8'2 (3.51m max x 2.49m)

Double glazed window to front aspect, radiator, eaves storage.

#### **FAMILY BATHROOM**

Panelled bath, low level dual flush wc, inset sink with storage beneath, chrome style towel rail, extractor fan, part tiled walls, Velux double glazed window.

#### **GARAGE**

17'10 x 7'5 (5.44m x 2.26m)

Up and over door, power and light, double glazed frosted window to rear aspect, double glazed French doors opening onto the garden.

#### **OUTIDE - FRONT**

Providing off road parking for multiple vehicles, area of lawn, flowerbeds with a range of mature trees and shrubs, access to the rear garden via a personal gate, outside tap.

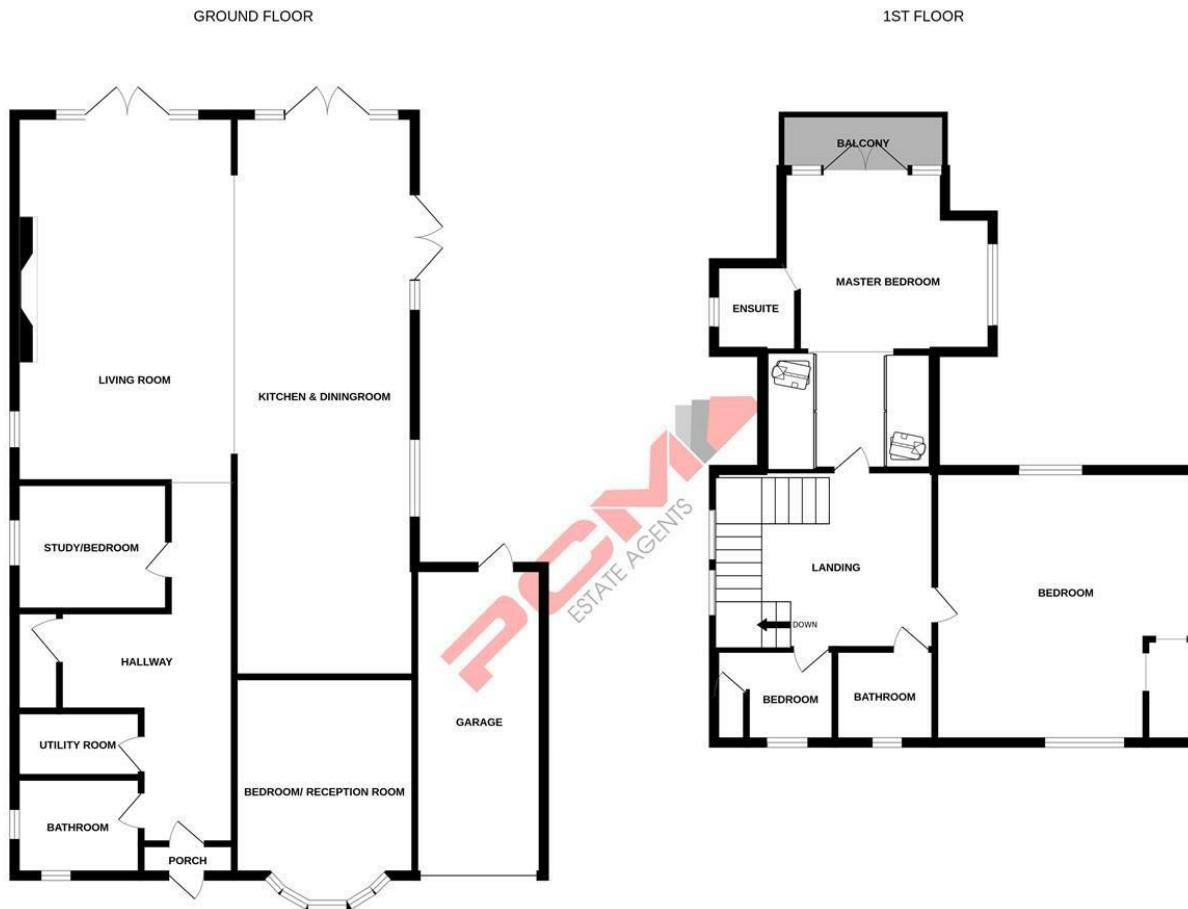
#### **REAR GARDEN**

Providing ample space for entertaining and enjoying, large decked area providing the perfect spot to relax and enjoy the summer evenings, with views towards the sea and out towards Hastings. Built in hot tub set beneath the decking, with steps down to a good sized area of artificial grass, having flowerbeds to the side. Further decked area which is of a good size, external power points, side access to the front.









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		
(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	EU Directive 2002/91/EC

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