

**RUSH
WITT &
WILSON**



**111 Pilot Road, Hastings, East Sussex TN34 2AU
Guide Price £550,000 - £575,000**

****GUIDE PRICE - £550,000 - £575,000**** Rush Witt & Wilson are pleased to welcome to the market this **DECEPTIVELEY SPACIOUS** five/six bedroom (dependant on configuration) detached **FAMILY HOME** set on an elevated position with far reaching views. The accommodation enjoys a **VERSATILE LAYOUT** spanning two storeys, it's arranged as a bright **EAT-IN KITCHEN** which has been **RECENTLY MODERNISED** and offers the next lucky purchaser a turn key home to move into. Adjacent to the kitchen area is the **DUAL ASPECT LIVING ROOM** and a further reception room/games room at the rear of the property which could be used as a bedroom if preferred. On the ground floor there is also a further double bedroom (currently set up as an office) with an **EN-SUITE BATHROOM**. There are **FOUR DOUBLE BEDROOMS** on the first floor along with a stylish family bathroom with a **SUNKEN BATH** and separate shower enclosure, the main bedroom also features an en-suite shower room. There is an area of lawned garden at the rear and an enclosed decked garden at the front which enjoys the later afternoon and evening sun. Enjoying **OFF ROAD PARKING** for multiple vehicles and generous proportions throughout, this fantastic property would make the perfect family home. Its positioned in a sought after location close to St. Helens Woods, Alexandra Park, local amenities and transport links. We look forward to showing you around this wonderful property.





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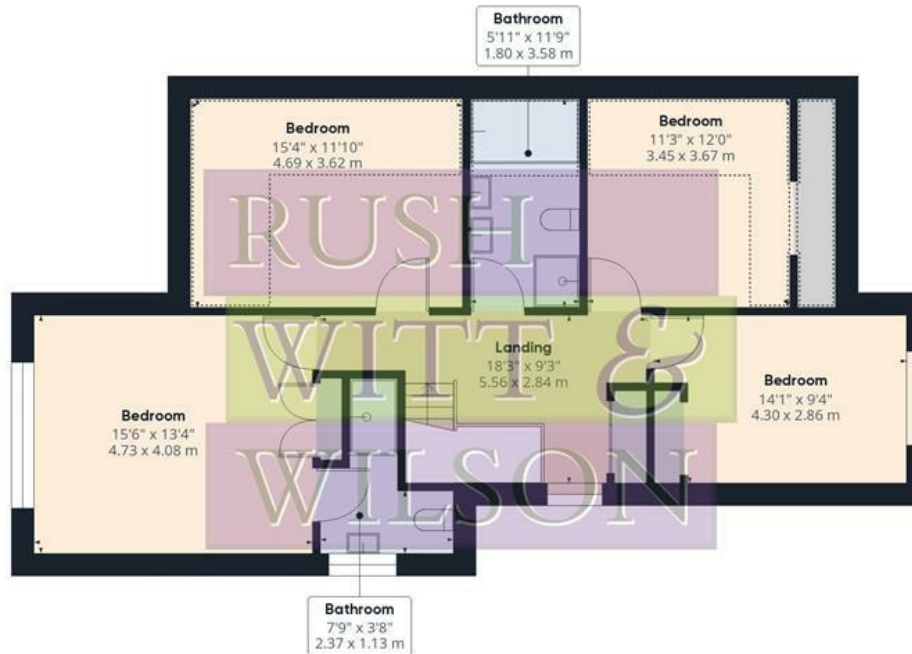


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Floor 0



Floor 1

Approximate total area⁽¹⁾

1956.3 ft²

181.75 m²

Reduced headroom

220.18 ft²

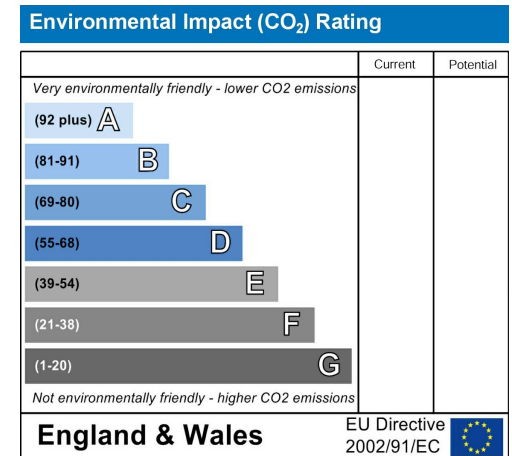
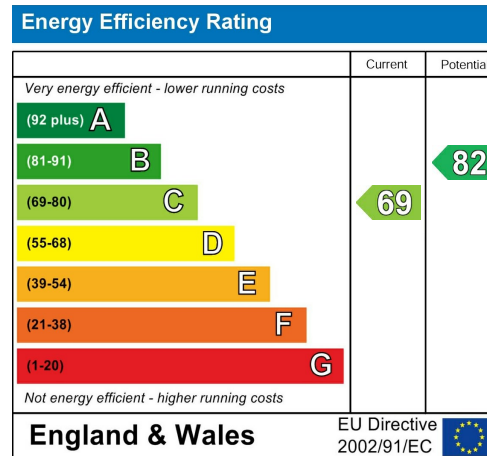
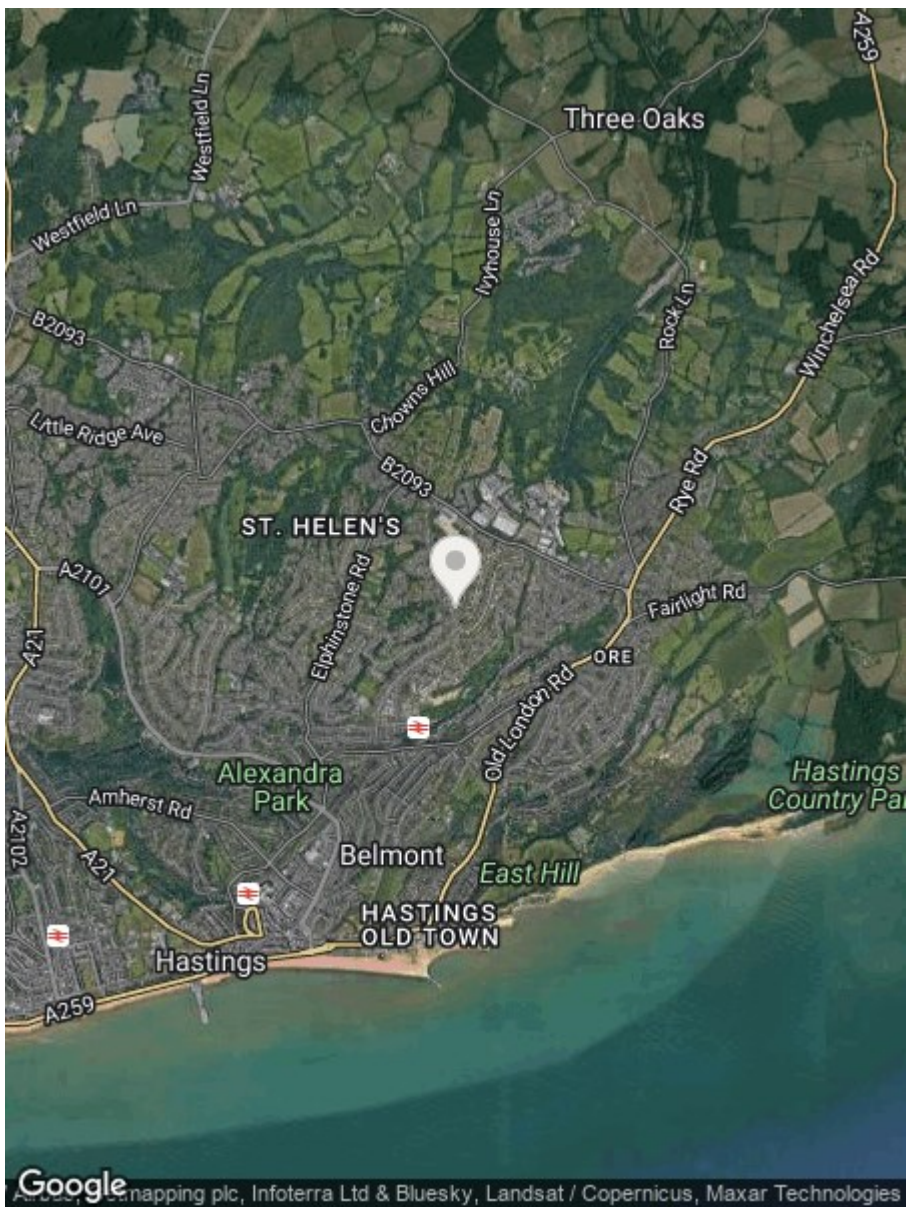
20.45 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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