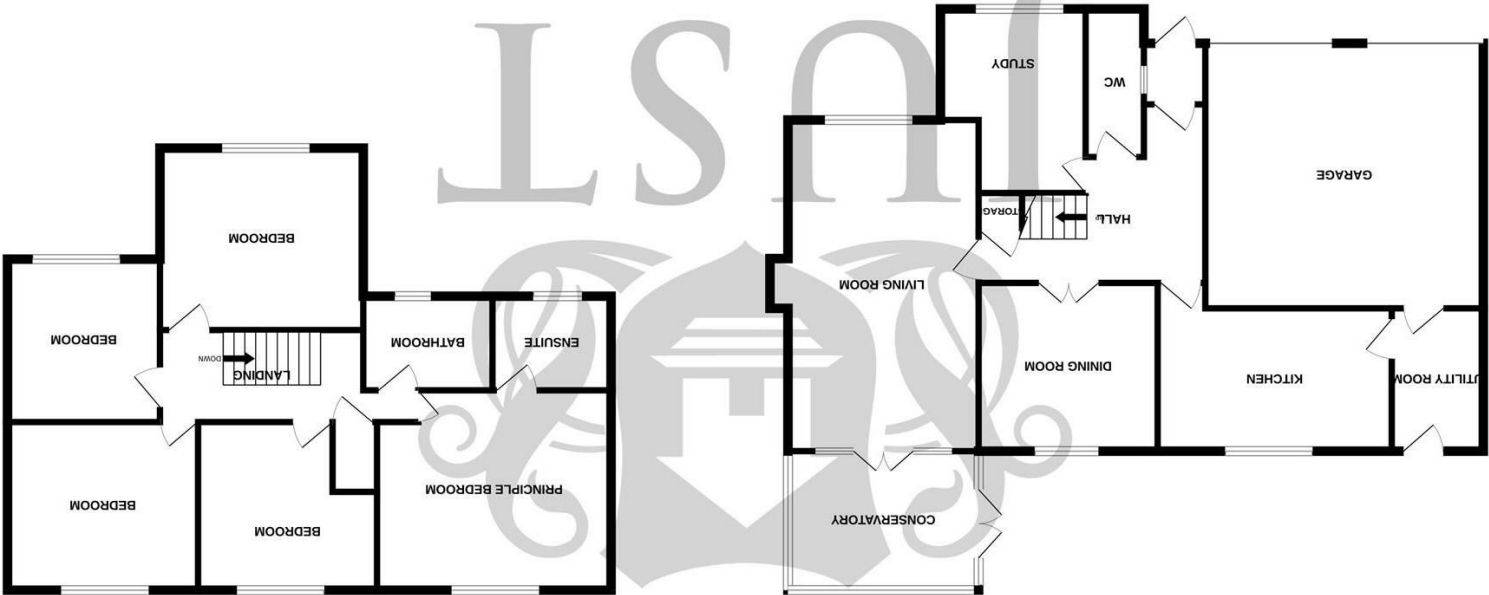




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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| England & Wales                             |         |           |
|---------------------------------------------|---------|-----------|
| EU Directive 2002/91/EC                     |         |           |
| Energy Efficiency Rating                    | Current | Potential |
|                                             | 69      | 84        |
| 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 |         |           |



1ST FLOOR

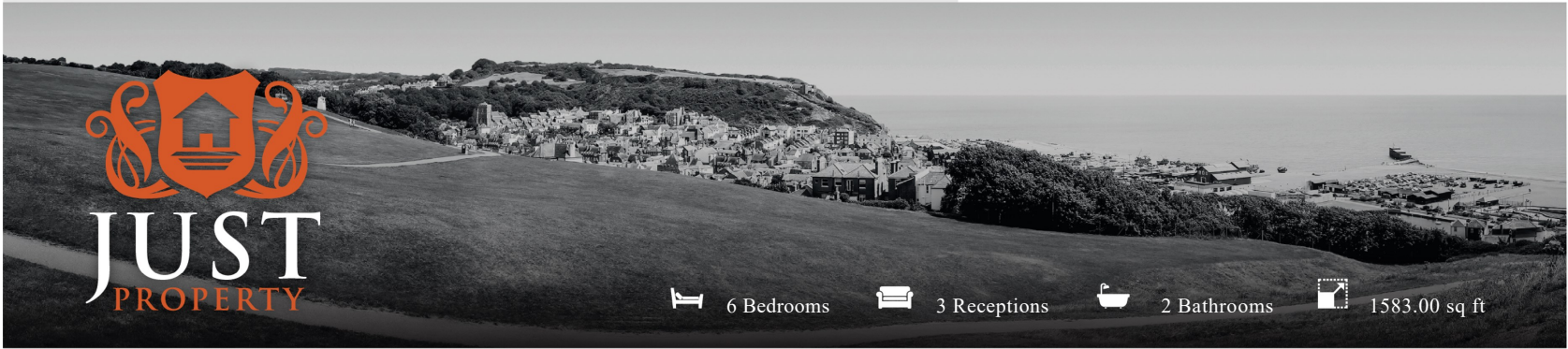
GROUND FLOOR



## FLOORPLANS

11 Pilgrims Way, Hastings, TN34 2LF

[www.justproperty.net](http://www.justproperty.net)



6 Bedrooms 3 Receptions 2 Bathrooms 1583.00 sq ft

11 Pilgrims Way, Hastings, TN34 2LF

Freehold

£775,000







Freehold

£775,000



6 Bedrooms



3 Receptions



2 Bathrooms



1583.00 sq ft

## PROPERTY DETAILS

A BEAUTIFULLY PRESENTED SIX BEDROOM DETACHED FAMILY HOME tucked away in the corner of a quiet cul-de-sac in one of Hastings' most sought-after residential locations. Backing directly onto the picturesque St Helens Woods, this exceptional home enjoys BREATHTAKING PANORAMIC VIEWS across the town, towards the English Channel and as far as Beachy Head on the horizon.

Offering spacious and highly versatile accommodation, this impressive home is arranged over two floors and is perfectly suited to modern family living. The welcoming entrance hall leads through to a selection of generous reception spaces, including a bright and spacious living room, separate dining room, an additional reception room ideal as a family room or playroom, and a DOUBLE GLAZED CONSERVATORY which perfectly frames the stunning outlook across the landscaped rear garden. There is also a STUDY, which could equally serve as a sixth bedroom for those requiring ground floor accommodation or working from home.

The well-appointed KITCHEN/BREAKFAST ROOM features a range of integrated appliances and is complemented by a separate utility room. Upstairs, the principal bedroom enjoys a stylish EN-SUITE BATHROOM, whilst four further well-proportioned bedrooms are served by a contemporary family bathroom.

Outside, the beautifully landscaped rear garden is undoubtedly one of the property's standout features, offering a wonderful setting to relax, entertain and enjoy the uninterrupted woodland and coastal views. To the front, there is OFF-ROAD PARKING FOR MULTIPLE VEHICLES leading to an INTEGRAL DOUBLE GARAGE.

Further benefits include GAS FIRED CENTRAL HEATING, DOUBLE GLAZING and an enviable location bordering St Helens Woods, whilst remaining within easy reach of well-regarded schools, local bus routes, Hastings Town Centre, the seafront, Old Town and the mainline railway station with connections to London.

A rare opportunity to acquire a substantial family home in one of Hastings' premier locations.



## ROOM DIMENSIONS

Front Door

Hallway

WC

Study / Bedroom  
11'5" x 9'1" (3.48 x 2.77)

Kitchen  
14'6" x 8'7" (4.42 x 2.64)

Utility Room

Dining Room  
10'11" x 10'4" (3.33 x 3.15)

Living Room  
20'6" x 11'10" (6.25 x 3.63)

Conservatory  
12'7" x 9'3" (3.86 x 2.84)

Stairs Up To

Landing

Principle Bedroom  
14'6" x 12'5" (4.42 x 3.81)

En Suite Bathroom

Bathroom

Bedroom  
10'11" x 10'5" (3.33 x 3.18)

Bedroom  
12'7" x 11'8" (3.86 x 3.56)

Bedroom  
12'0" x 10'11" (3.66 x 3.33)

Bedroom  
9'3" x 8'2" (2.84 x 2.51)

Garage  
17'3" x 16'6" (5.26 x 5.03)

Front Garden

Driveway

Patio

Rear Garden

## FEATURES

- Detached Family Home
- Five / Six Bedroom
- Quiet Residential Location
- Modern Fitted Kitchen
- Double Garage
- Ample Off Road Parking
- Principle Bedroom with Ensuite and Wardrobes
- Large landscaped Rear Gardens
- Beautifully Presented
- Close To St Helens Woods

