



Linton Road  
Hastings, TN34 1TW

£275,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales



## Linton Road, Hastings, TN34 1TW

Looking for a large two-bedroom apartment with sea views close to Hastings station? This 1146 sq.ft Linton Road home is chain free and set in a convenient town location.

This two-bedroom apartment on Linton Road, Hastings, offers a generous amount of space, measuring around 1146 sq.ft. Set within a well-regarded area close to the town centre, the apartment combines size, sea views, and convenience, with the added benefit of being offered chain free.

The layout provides plenty of room to work with. The main living area looks out towards the sea, giving a sense of openness and light. Both bedrooms are well sized, allowing flexibility for family, guests, or a home office. The kitchen and bathroom are separate, and while some buyers may look to update, the flat is well maintained and ready to move into as it is. An additional benefit is the solid oak floors throughout, and sound proofing under floor.

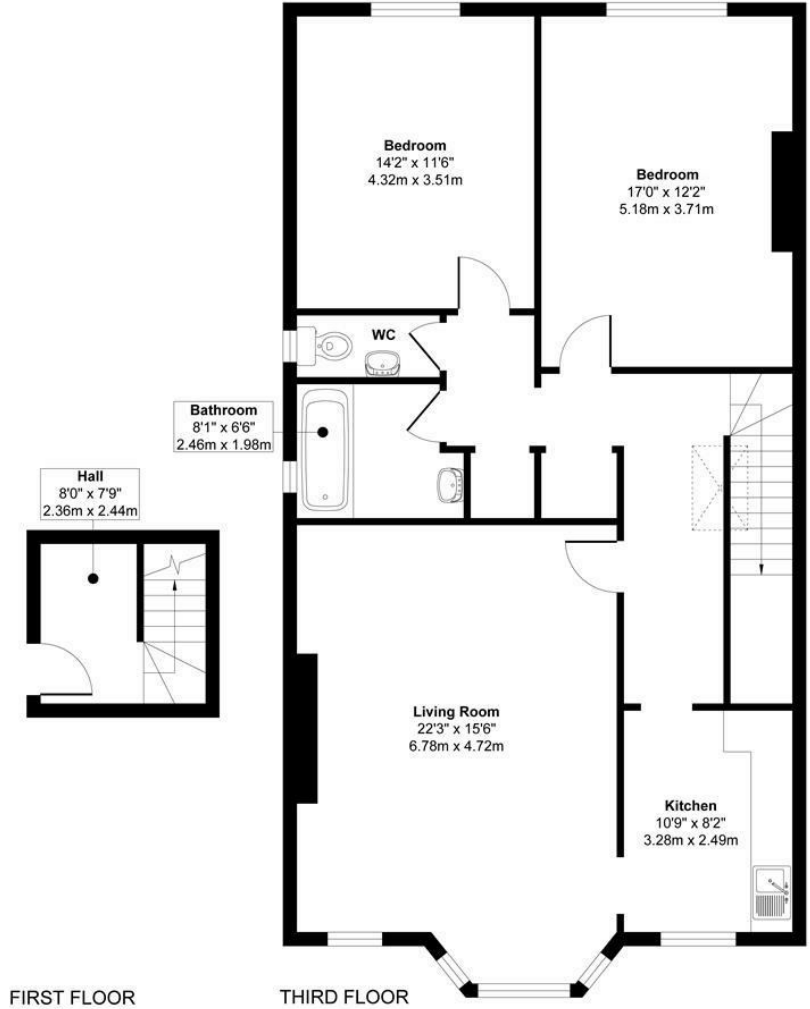
What stands out here is the scale of the property compared with many others in the area. At over 1100 sq.ft, the proportions create the feel of a home rather than just a flat. The South East facing aspect with lovely views across Linton Gardens, the town to the sea beyond.

This apartment would work well for someone looking for more space in a central location, or as a straightforward purchase without the complication of a chain.

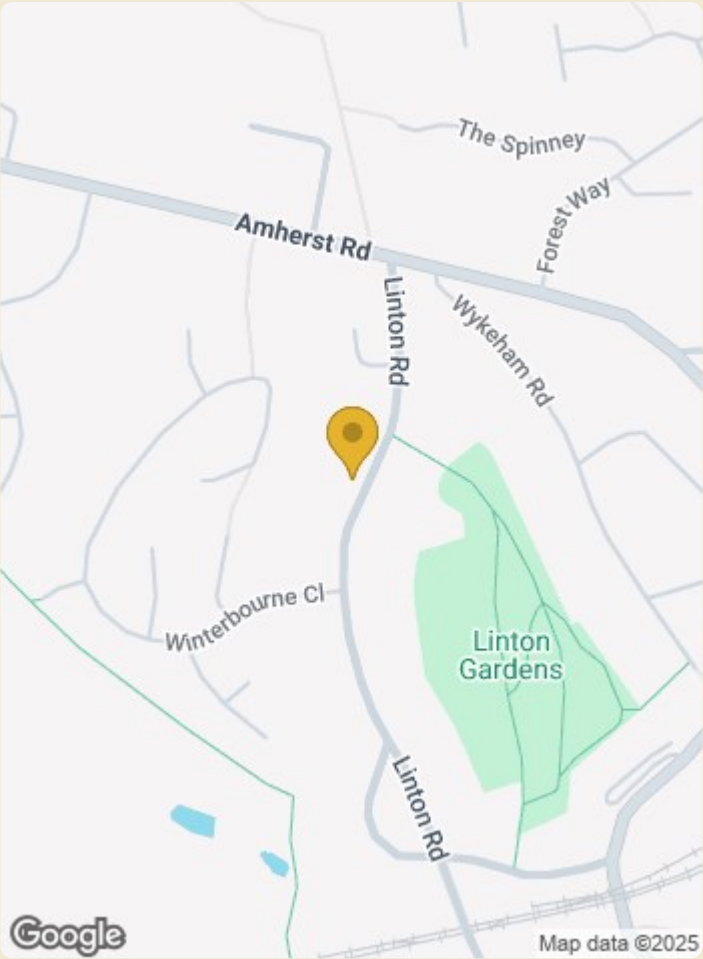
- TWO-BEDROOM APARTMENT IN LINTON ROAD, HASTINGS
- SEA VIEWS
- CLOSE TO HASTINGS STATION AND TOWN CENTRE
- COUNCIL TAX A
- SERVICE CHARGE £90 PER MONTH FOR BUILDING INSURANCE, THEN AS AND WHEN
- SPANNING 1146 SQ.FT OF ACCOMMODATION
- SHARE OF FREEHOLD WITH £0 GROUND RENT
- OFFERED TO THE MARKET CHAIN FREE
- EPC C SHARE OF FREEHOLD WITH £0 GROUND RENT
- TO BE SOLD WITH A NEW 999 YEAR LEASE



**Linton Rd**  
Approximate Gross Internal Floor Area  
1146 sq. ft / 106.46 sq. m



Produced By Picpreview.co.uk Ltd.



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



