



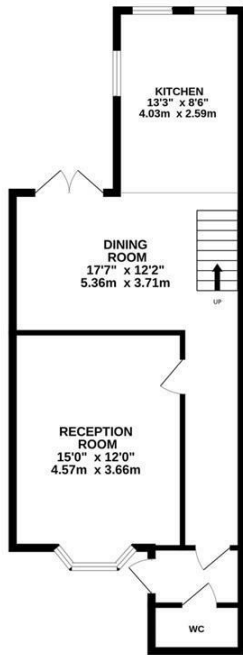
## Linton Crescent, Hastings TN34 1TJ

Offers in excess of £450,000

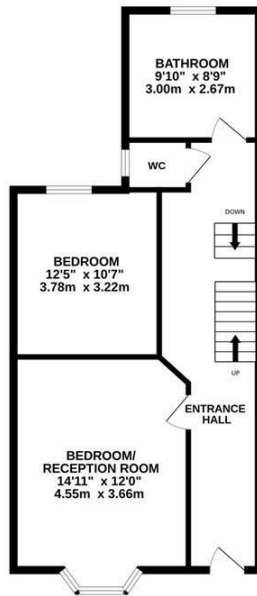


A spacious FOUR BEDROOM VICTORIAN HOUSE situated in a sought after location within walking distance of Linton Gardens, Alexandra Park, the seafront and Hastings Town centre where there is a mainline railway station benefitting from connections to London. The ACCOMMODATION SPANS THREE FLOORS and enjoys a wealth of original features including fireplaces and high ceilings, the main living accommodation is positioned on the lower floor where there is a bay fronted living room and a separate dining room which is open to the MODERN FITTED KITCHEN with double doors leading out to the private rear garden. On the first floor there are two double bedrooms together with a LARGE FAMILY BATHROOM which is fitted with a spa bath and walk-in shower enclosure, there is also a separate w/c while the upper floor houses two further double bedrooms. Externally the SOUTH FACING GARDEN enjoys a decked area with a few stairs leading down to an expanse of lawn. There is also a SECOND ENTRANCE to the lower ground floor which presents the opportunity for conversion to two separate apartments. Located in a HIGHLY SOUGHT AFTER POSITION this fantastic family home is not to be missed.

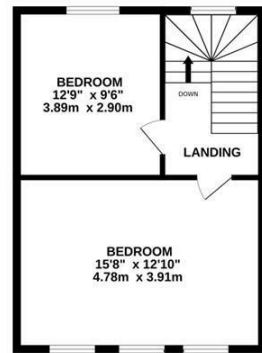
**BASEMENT**  
603 sq.ft. (56.0 sq.m.) approx.



**GROUND FLOOR**  
623 sq.ft. (57.9 sq.m.) approx.



**1ST FLOOR**  
437 sq.ft. (40.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1664 sq.ft. (154.6 sq.m.) approx.**

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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