



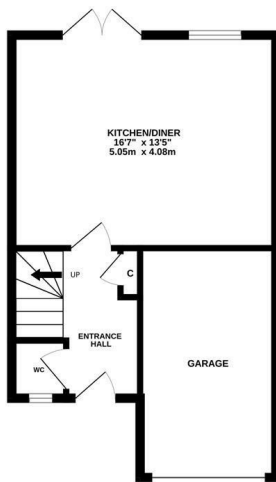
Linton Road, Hastings TN34 1TR

Offers in excess of £300,000

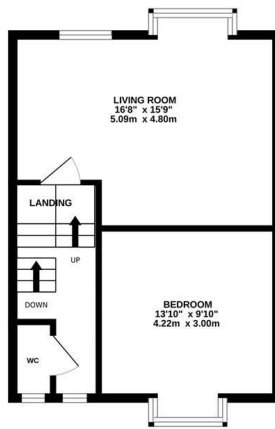


A spacious THREE STOREY FAMILY HOME with a garage and parking situated within a small, quiet cul-de-sac. It's enviably positioned within immediate reach of local parks and just a SHORT STROLL FROM THE SEAFRONT and Hastings Town centre which offers a range of shopping and leisure facilities including a mainline railway station with connections to London. The accommodation is WELL PROPORTIONED and provides the perfect space for family life, you enter on the ground floor where there is a downstairs cloakroom and a SPACIOUS EAT-IN KITCHEN with sliding doors leading out to the low maintenance back garden. The kitchen is fitted with modern units, there is a sociable breakfast bar and ample room for a full dining table. The living room is positioned on the first floor and enjoys a rear aspect, along with a double bedroom and cloakroom. The upper floor houses two further double bedrooms together with family bathroom. The principal bedroom also benefits from an EN-SUITE SHOWER ROOM. At the front of the house there is a driveway for one vehicle, giving access to the GARAGE. Being sold with NO ONWARD CHAIN.

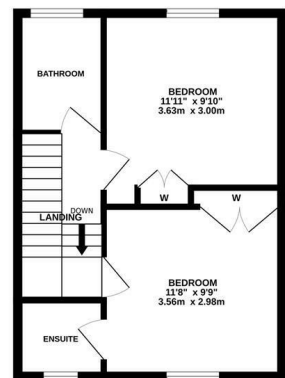
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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