



ESTATE AGENTS

**9 Linton Court, Linton Road, Hastings, TN34 1TP**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £230,000**



PCM Estate Agents are delighted to present to the market a unique opportunity to secure this **FIRST FLOOR PURPOSE BUILT TWO BEDROOMED APARTMENT** located in this sought-after building on Linton Road, just a short walk from Hastings town centre and Linton Gardens.

The property is located on the **FIRST FLOOR** of this **PURPOSE BUILT APARTMENT** block with stairs and **LIFT ACCESS**. The entrance hall has a **LARGE STORAGE CUPBOARD** and provides access onto a **SPACIOUS DOUBLE ASPECT LOUNGE-DINING ROOM**, kitchen, **TWO GOOD SIZED DOUBLE BEDROOMS** with **BUILT IN WARDROBES** and a **MODERN NEWLY FITTED SHOWER ROOM**. We understand the property to have a **GARAGE** located in a block and a **SHARE OF FREEHOLD**.

Located just a short walk from Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. Please call the owners agents now to book your viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to;

#### **COMMUNAL ENTRANCE HALL**

Stair and lift access to the first floor, private front door to;

#### **ENTRANCE HALL**

Wall mounted entry phone system, radiator, coving to ceiling, large cupboard, wall mounted consumer unit for the electrics, door to;

#### **LOUNGE-DINING ROOM**

21' x 11'9 (6.40m x 3.58m)

Two radiators, television and telephone points, serving hatch through to kitchen, wall mounted cupboard concealed boiler, two double glazed windows to front aspect and double glazed window side aspect.

#### **KITCHEN**

8'3 x 7'4 (2.59m x 2.24m)

Coving to ceiling, serving hatch through to lounge-dining room, fitted with a range of lower base cupboards, space for cooker, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, tiled flooring, double glazed window to side aspect.

#### **BEDROOM ONE**

12'5 x 11'6 (3.78m x 3.51m)

Built in wardrobes, telephone point, coving to ceiling, radiator, double glazed window to side aspect.

#### **BEDROOM TWO**

12'5 x 9'9 (3.78m x 2.97m)

Built in wardrobes, radiator, double glazed window to side aspect.

#### **SHOWER ROOM**

Walk in shower enclosure, aquaboard with glass shower screen, vanity enclosed wash hand basin, dual flush low level wc, chrome ladder style heated towel rail, wall mounted vanity unit, extractor for ventilation, wood effect vinyl flooring.

#### **GARAGE**

Located in block.

#### **TENURE**

We have been advised of the following by the vendor;

Share of Freehold- Transferrable with the sale of the property.

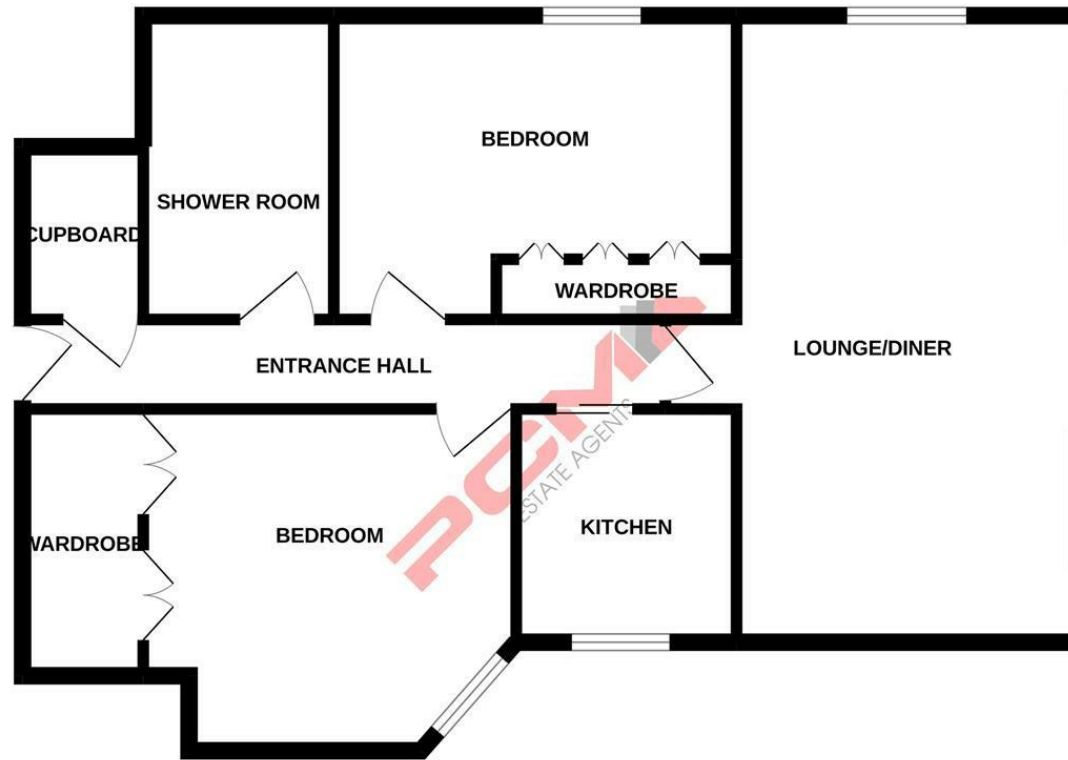
Lease: 999 years from 25 March 1977 (approximately 954 remaining)

Ground Rent: TBC

Maintenance: TBC



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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Energy Efficiency Rating		Current	Potential
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			
England & Wales		76	81
	EU Directive 2002/91/EC		

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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.