



**2, Linton Crescent, Hastings, TN34 1TJ**

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

**Offers In Excess Of £500,000**

PCM Estate Agents welcome to the market this spacious THREE STOREY, FOUR BEDROOM PERIOD HOME located in this highly sought-after crescent on the outskirts of Hastings town centre and easy access to Linton Gardens

The property offers spacious and versatile accommodation over three floors with the lower floor comprising a lounge, GENEROUS DINING ROOM which is OPEN PLAN to the KITCHEN, there is also a DOWNSTAIRS WC, ground floor separate entrance, TWO DOUBLE BEDROOMS one currently being utilised as a second lounge, bathroom and SEPARATE WC, whilst to the first floor are TWO FURTHER DOUBLE BEDROOMS. Externally the property boasts a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN.

The property is located in a highly sought-after and RARELY AVAILABLE ROAD on the outskirts of Hastings town centre, within easy reach of Hastings mainline railway station, seafront and Linton Gardens.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Stairs to upper and lower floor accommodation.

#### **BEDROOM/ LOUNGE**

15'1 max x 12'1 max (4.60m max x 3.68m max )

Double glazed bay window to front aspect, feature fire surround, radiator, currently utilised as a bedroom due to the lounge on the lower floor.

#### **BEDROOM**

12'5 x 10'7 (3.78m x 3.23m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, separate walk in shower, wash hand basin with storage below, airing cupboard, heated towel rail, double glazed window to rear aspect.

#### **SEPARATE WC**

Dual flush wc with wash hand basin above, double glazed obscured window to side aspect.

#### **LOWER FLOOR HALL**

Door to front aspect leading to a porch with further door to side aspect providing access to street level.

#### **WC**

Dual flush wc, wash hand basin, window to side aspect.

#### **DINING ROOM**

18'3 max x 12'4 (5.56m max x 3.76m)

Under stairs storage area, feature fireplace, door to rear aspect leading to the garden, open plan to:

#### **KITCHEN**

13'2 x 8'6 (4.01m x 2.59m)

Comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, oven and grill below, space and plumbing for washing machine and dishwasher, space for fridge freezer, inset sink with mixer tap, double glazed windows to rear and side aspects.

#### **SITTING ROOM**

15'1 x 12'1 (4.60m x 3.68m)

Double glazed bay window to front aspect, feature fire surround, storage cupboard built into recess, two radiators. This room could also be utilised as a bedroom.

#### **FIRST FLOOR LANDING**

Loft hatch, double glazed window to rear aspect.

#### **BEDROOM**

15'10 x 12'10 (4.83m x 3.91m)

Three double glazed windows to front aspect, two built in wardrobes, radiator.

#### **BEDROOM**

12'10 x 10'11 (3.91m x 3.33m)

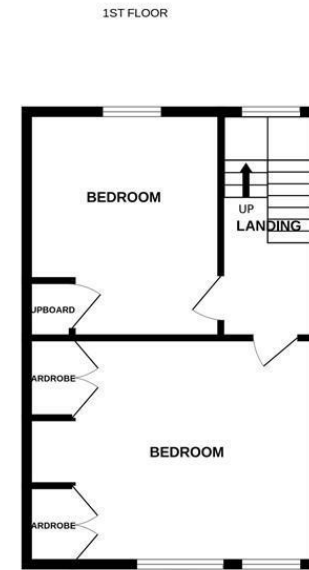
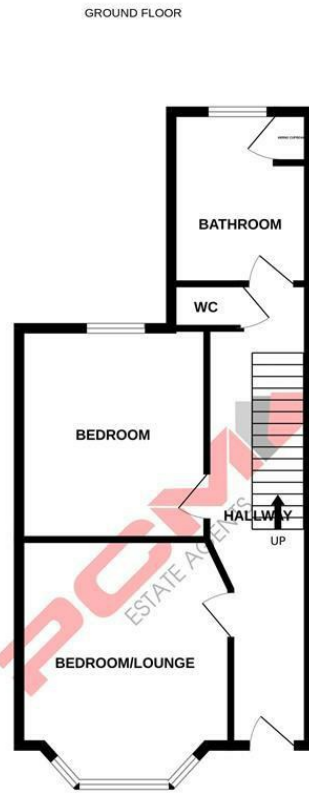
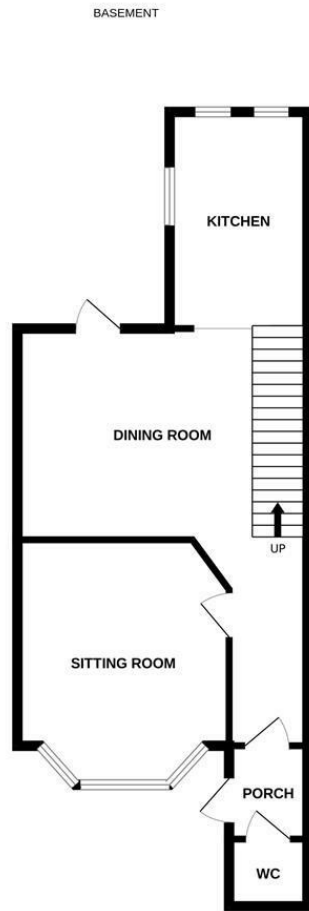
Double glazed window to rear aspect, radiator.

#### **REAR GARDEN**

Private and secluded, considered family friendly, featuring an area of decking ideal for seating and entertaining leading onto an area of lawn. There are also a range of mature shrubs, plants and trees, storage shed, greenhouse and outside water tap.

Council Tax Band: C





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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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.

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