



ESTATE AGENTS

First Floor Flat 11, Linton Road, Hastings, TN34 1TN

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £210,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this incredibly spacious and CHARACTERFUL FIRST FLOOR CONVERTED TWO BEDROOMED FLAT retaining many PERIOD FEATURES including MARBLE FIREPLACES and HIGH CEILINGS. The property also has SEA VIEWS and views over Hastings historic castle.

The property is well-proportioned and well-presented offering accommodation comprising an entrance hall, LARGE DEEP BAY FRONTED LOUNGE-DINING ROOM with MARBLE FIREPLACE and LOVELY VIEWS of the castle and the sea, from here you can access to the MODERN KITCHEN. There are TWO LARGE DOUBLE BEDROOMS one of which has a marble fireplace, a MODERN BATHROOM with separate shower and a large storage room. We understand the property to have a HEALTHY LEASE of approximately 150 years remaining and must be viewed to fully appreciate the overall space and convenient position on offer.

Offered to the market CHAIN FREE and conveniently positioned on the outskirts of Hastings town centre, close to Hastings mainline railway station with its convenient links to London, as well as being within walking distance to Hastings seafront, promenade, Linton Gardens and Alexandra Park.

Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stairs rising to the first floor with private front door to:

ENTRANCE HALL

Further door opening to:

HALLWAY

Radiator, wall mounted consumer unit for the electrics, bay window, high ceilings.

LOUNGE-DINING ROOM

19'8 into bay x 14'2 (5.99m into bay x 4.32m)

Approximately 10ft high ceilings, cornicing, picture rail, radiators, elegant marble fireplace, high skirting boards, television point, wall lighting, ceiling lighting, telephone point, deep double glazed bay window to front aspect with lovely far reaching views over Hastings including views of the castle and to the sea, door to:

KITCHEN

13' x 7'11 (3.96m x 2.41m)

Approximately 10ft high ceilings, modern and built with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces and matching upstands, stainless steel sink with mixer tap in addition to a four ring Belling electric hob with extractor over, space for tall fridge freezer, space and plumbing for washing machine, cornicing, high skirting boards, double glazed window to front aspect with lovely views extending over the town, towards Hastings Castle and to the sea.

BEDROOM ONE

15'6 x 13'7 (4.72m x 4.14m)

Approximately 10ft high ceilings, cornicing, picture rail, high skirting boards, two double radiators, elegant marble fireplace, original built in cupboard in addition to two double glazed windows to rear aspect.

BEDROOM TWO

14'4 x 9'3 (4.37m x 2.82m)

Approximately 10ft high ceilings, cornicing, high skirting boards, radiator, double glazed window to rear aspect.

BATHROOM

Modern and contemporary bathtub with chrome mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, separate walk in shower enclosure with chrome fitted waterfall style shower head and hand-held shower attachment, radiator, part tiled walls, tile effect vinyl flooring, double glazed opaque glass window to side aspect.

STORAGE ROOM

9'5 x 3'7 (2.87m x 1.09m)

Currently housing the wall mounted boiler, double glazed window to side aspect, could be utilised as a small office space or just for storage.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 150 years remaining.

Service Charge: As & When required

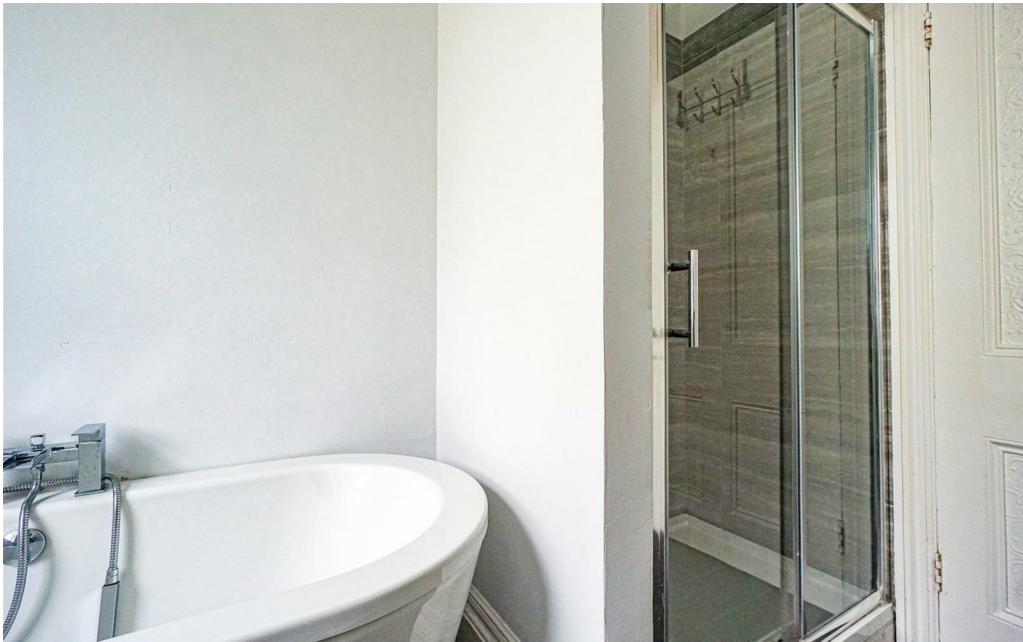
Ground Rent: Approx. £40 per annum.

Letting: Allowed

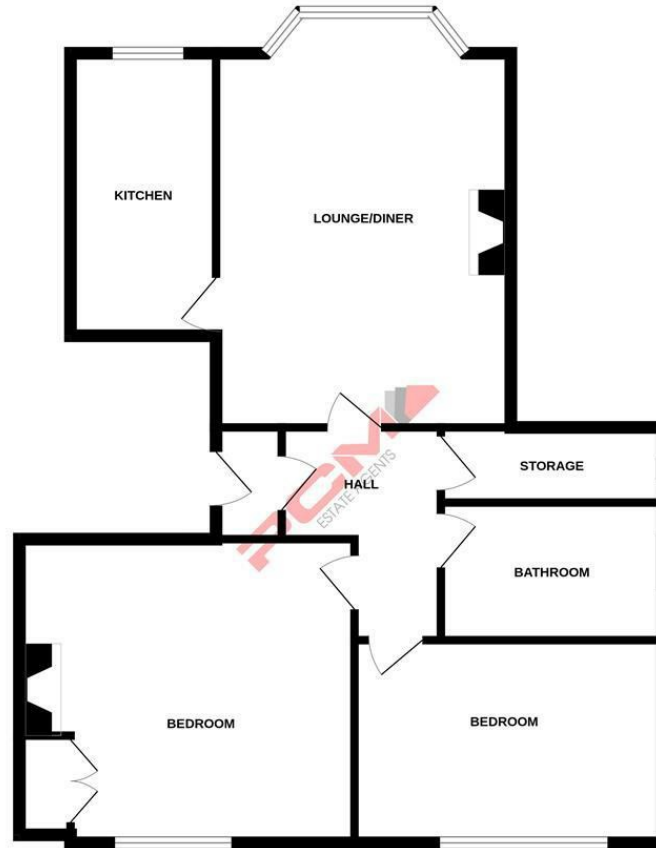
Air BnB: Allowed

Pets: Allowed with permission

Council Tax Band: A



GROUND FLOOR



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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.