



ESTATE AGENTS

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

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Tel: 01424 839111

Price £125,000

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to secure this TOP FLOOR ONE BEDROOMED FLAT offered to the market with a HEALTHY LENGTH LEASE and the most SPECTACULAR VIEWS over Hastings, to Hastings castle and the sea.

Inside, the property offers accommodation comprising an entrance hall with AMPLE STORAGE SPACE, LIVING ROOM with FEATURE FIREPLACE, kitchen with separate UTILITY area, LARGE DOUBLE BEDROOM and a bathroom. The property has electric heating and double glazed windows.

Conveniently positioned on the outskirts of Hastings town centre, just a short walk from Linton Gardens, Hastings town centre and its mainline railway station with convenient links to London, a vast range of amenities and the seafront and promenade.

The property must be viewed to fully appreciate the convenient position and space on offer. Viewing comes highly recommended.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stairs rising to the second floor (top floor), private front door to:

ENTRANCE HALL

Stairs rise to the main accommodation, hallway offering ample storage space, telephone point, large storage cupboard, skylight allowing for lots of natural light to flood into this area.

LIVING ROOM

17'5 x 10'1 (5.31m x 3.07m)

Electric storage radiator, wood laminate flooring, feature fireplace, double glazed window to front aspect with lovely views extending over Hastings, to Hastings castle and the sea.

KITCHEN

16'2 x 8' (4.93m x 2.44m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge

freezer, access to a small area of eaves storage, double glazed window to rear aspect and door to inner hallway.

BEDROOM

17'4 x 10'3 (5.28m x 3.12m)

Electric storage radiator, wood laminate flooring, double glazed window to front aspect with far reaching views to Hastings castle and the sea.

INNER HALLWAY

Space and plumbing for washing machine, wood laminate flooring, door to:

BATHROOM

P shaped panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, wall mounted electric heater, access to eaves storage, double glazed windows to rear and side aspects.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 150 years

Service Charge: As & When, no set amount.

Ground Rent: Peppercorn

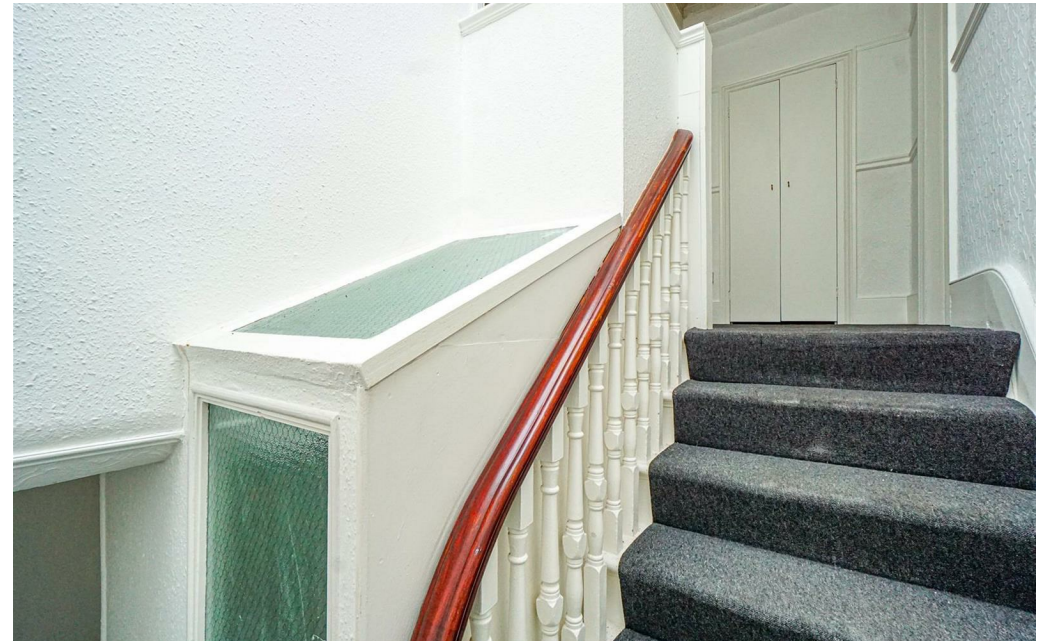
Insurance: Approximately £300 per annum

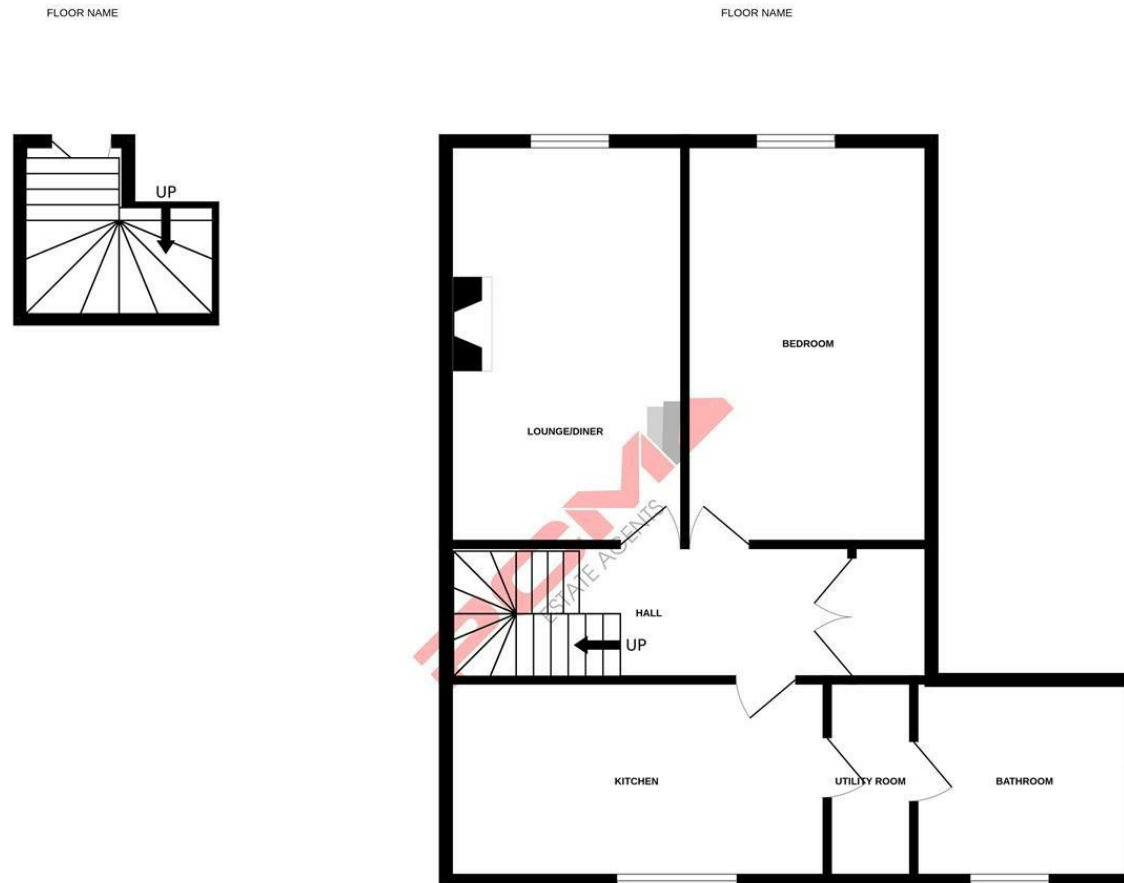
Letting: Allowed

Air BnB: Allowed

Pets: Allowed

Council Tax Band: A





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) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(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		81
(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		