



ESTATE AGENTS

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Offers In Excess Of £300,000

A RARE OPPORTUNITY to acquire a FOUR BEDROOM, TWO RECEPTION ROOM MAISONETTE with PRIVATE ENTRANCE and the FREEHOLD TO THE BUILDING. The property spans the UPPER FLOORS of this ATTRACTIVE PERIOD BUILDING and backs onto Linton Gardens.

The property enjoys PLEASANT VIEWS over the gardens to the rear whilst boasting EXTREMELY SPACIOUS AND VERSATILE accommodation throughout, in addition to retaining many PERIOD FEATURES. Accommodation comprises a spacious entrance with TWO LARGE RECEPTION ROOMS, kitchen, BEDROOM, bathroom and a SEPARATE WC, whilst to the upper floor there are THREE FURTHER DOUBLE BEDROOMS in addition to a LOFT ROOM. The property is IN NEED OF REFURBISHMENT throughout, however is offered to the market CHAIN FREE and is considered a FANTASTIC OPPORTUNITY for those seeking a GRAND APARTMENT to improve.

Conveniently located on the outskirts of Hastings town centre, within easy reach of the seafront and mainline railway station.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stain glass window to front aspect, stairs leading to:

LANDING

Spacious with mahogany staircase being a real feature and leading to the upper floor accommodation, window on the half landing with wooden shutters, radiator, wall mounted thermostat control.

LOUNGE

16'2 x 14' (4.93m x 4.27m)

Feature fireplace, two sash windows to rear aspect enjoying views over Linton Gardens, shelving built into recess, picture rail, radiator.

KITCHEN

12'5 x 7'10 (3.78m x 2.39m)

Comprising eye and base level units, worksurfaces, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, sash windows to rear aspect overlooking Linton Gardens, radiator.

RECEPTION ROOM

16'4 x 14'9 (4.98m x 4.50m)

Feature fireplace, picture rail, radiator, shelving built into recess, three sash windows to front aspect. This room could also be considered bedroom five.

BEDROOM

12'4 x 11'11 (3.76m x 3.63m)

Two sash windows to front aspect, picture rail, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin, built in storage/airing cupboard, radiator, part tiled walls, obscured sash window to side aspect.

SEPARATE WC

Wash hand basin, wc, part tiled walls, obscured sash window to side aspect.

SECOND FLOOR LANDING

Providing access to:

BEDROOM

14'2 max x 12'10 max (4.32m max x 3.91m max)

Sash window to rear aspect enjoying a fantastic outlook over Linton Gardens, radiator.

BEDROOM

14'6 x 13'1 (4.42m x 3.99m)

Two sash windows to rear aspect enjoying a fantastic outlook over Linton Gardens, radiator, storage cupboard built into recess.

MASTER BEDROOM

13'3 x 12'1 max (4.04m x 3.68m max)

Built in storage cupboard, two sash windows to front aspect, radiator.

SPACIOUS LOFT ROOM

Featuring window to front aspect and providing ample space for storage etc.

TENURE

We have been advised that the property is being sold with the entire freehold to the building. There are two flats within the building and the leasehold flat below has a lease of 99 years from 1989. Any maintenance is paid on an as & when basis, shared with the neighbour.

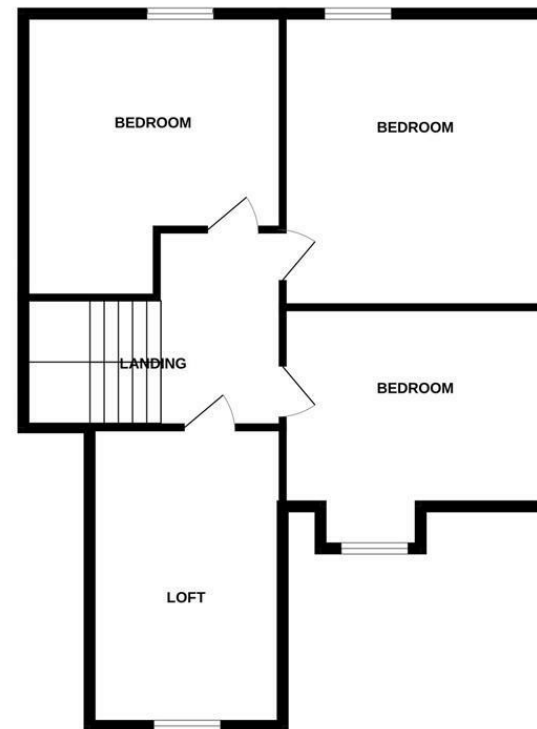
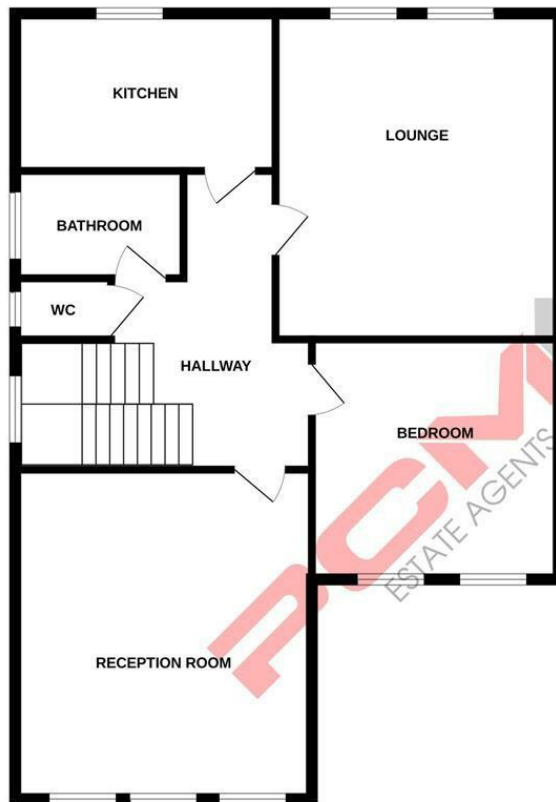
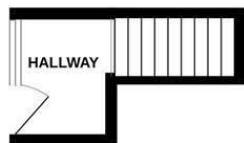
Council Tax Band: C



BASEMENT

GROUND FLOOR

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	