



ESTATE AGENTS

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Price £190,000

**** SHARE OF FREEHOLD ****

PCM Estate Agents are delighted to offer for sale this well-presented FIRST FLOOR PURPOSE BUILT TWO BEDROOM APARTMENT, positioned within this highly sought-after position on Linton Road, only a short stroll from Hastings town centre and nearby Linton Gardens.

Situated on the first floor and benefiting from both stairs and LIFT ACCESS, the accommodation is well arranged and generously proportioned throughout. The entrance hall features a large storage cupboard and leads through to a spacious DUAL ASPECT LOUNGE-DINING ROOM, creating a bright and comfortable living space. There is also a newly fitted kitchen, two good-sized double bedrooms with built-in wardrobes, and a modern newly fitted shower room.

Further benefits include a garage located in a nearby block and a share of freehold.

Ideally located within walking distance of Hastings town centre, residents can enjoy easy access to an excellent range of shopping, sporting and recreational facilities, along with the mainline railway station, seafront and promenade.

Early viewing is highly recommended to fully appreciate everything this superb apartment has to offer.

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 (2.51m x 2.24m)

Newly fitted kitchen with serving hatch through to lounge-dining room, fitted with a range of eye and base level units, four ring electric hob with extractor above and electric oven below, inset sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, 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.

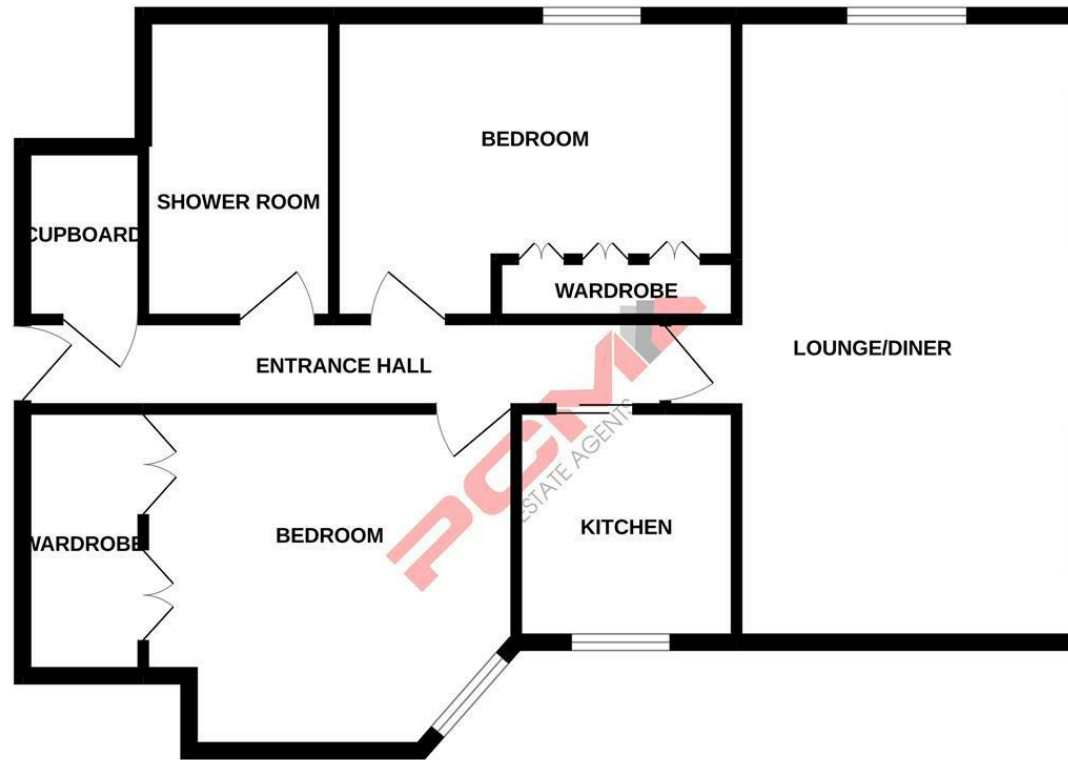
Lease: 999 years from 25 March 1977 (approximately 954 remaining)

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 | | 76 | 81 |
| (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 | |

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.