



**PCMA**  
ESTATE AGENTS

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**Offers In Excess Of £550,000**

PCM Estate Agents delighted to present to the market this THREE STOREY, FOUR BEDROOM PERIOD HOME, with the added benefit of an additional LOFT ROOM. The property retains a WEALTH OF PERIOD FEATURES including DECORATIVE CORNICING, PICTURE RAIL's and CEILING ROSES. OFFERED TO THE MARKET CHAIN FREE.

The spacious and versatile accommodation is arranged over three comprising a ground floor entrance hall, GENEROUS LOUNGE-DINING ROOM, kitchen and CONSERVATORY. To the first floor there are TWO DOUBLE BEDROOMS, a family bathroom and a SEPARATE WC, whilst to the second floor there are TWO FURTHER DOUBLE BEDROOMS and a SHOWER ROOM. A spiral staircase from the second floor landing provides access to a USEFUL LOFT ROOM offering excellent flexibility as a hobby room/ home office or occasional guest space.

Externally the property enjoys a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN, providing an ideal space for outdoor dining and relaxation.

Situated on this highly sought-after crescent on the outskirts of Hastings town centre, within easy reach of Linton Gardens, Hastings town centre, mainline railway station and seafront.

Early viewing comes highly recommended, please contact the owners agents to arrange your appointment and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

Further door opening to:

#### **ENTRANCE HALL**

Stairs rising to the first floor landing, radiator, two under stairs storage cupboards, door to:

#### **LOUNGE**

15'4 x 12'6 (4.67m x 3.81m)

Feature fireplace with inset gas fire and tiled hearth, tiled surround and wooden mantle, storage cupboard, picture rail, cornicing, ceiling rose, radiator, double glazed window to front aspect, opening to:

#### **DINING ROOM**

12'1 x 10'6 (3.68m x 3.20m)

Two built in storage cupboards, radiator, wall mounted thermostat, ceiling rose, door opening to entrance hall and double doors opening to:

#### **CONSERVATORY**

13'5 x 8'8 (4.09m x 2.64m)

Built in storage cupboard, radiator, single glazed window looking into the kitchen, double glazed sliding door opening to the rear garden.

#### **KITCHEN**

13'3 x 8'9 (4.04m x 2.67m)

Comprising a range of eye and base level units, cupboard housing fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, freestanding electric cooker with extractor

above, inset one & ½ bowl butler style sink with mixer tap, part tiled walls, single glazed window looking into conservatory, two double glazed windows to rear aspect providing a pleasant outlook onto the garden, door providing access to the garden.

#### **HALF LANDING**

Further stairs rising to the first floor landing, door opening to:

#### **BATHROOM**

12'5 max narrowing to 7'7 x 9'3 (3.78m max narrowing to 2.31m x 2.82m)

Corner bath with mixer tap and separate shower attachment, low level dual flush wc, wash hand basin with built in storage beneath and vanity mirror above, radiator, radiator, built in cupboard housing the wall mounted gas boiler, having shelving and radiator below, double glazed window to rear aspect.

#### **SEPARATE WC**

Radiator, frosted double glazed window to side aspect.

#### **FIRST FLOOR LANDING**

Radiator, stairs rising to the second floor, doors to:

#### **BEDROOM**

15' max x 15'8 max (4.57m max x 4.78m max )

Built in cupboard, built in wardrobe with sliding doors, radiator, picture rail, original cornicing and ceiling rose, double glazed window to front aspect and additional double glazed bay window to front aspect.

#### **BEDROOM**

12'2 x 10'6 (3.71m x 3.20m)

Radiator, cornicing, ceiling rose, double glazed window to rear aspect overlooking the garden.

#### **SECOND FLOOR LANDING**

Two single glazed windows to rear aspect, spiral staircase providing access to a loft room and doors to:

#### **BEDROOM**

12'6 x 11'7 (3.81m x 3.53m)

Radiator, built in wardrobe, double glazed window to rear aspect.

#### **BEDROOM**

12'9 x 10'6 (3.89m x 3.20m)

Wardrobes either side of the chimney breast, radiator, two double glazed windows to the front aspect.

#### **SHOWER ROOM**

Corner shower cubicle, wash hand basin with fitted unit below, wc, part tiled walls, chrome heated towel rail, double glazed window to front aspect.

#### **LOFT ROOM**

16'8 max narrowing to 12'5 x 12'5 (5.08m max narrowing to 3.78m x 3.78m)

Eaves storage to either side, double glazed Velux windows to rear and side aspects.

#### **OUTSIDE - FRONT**

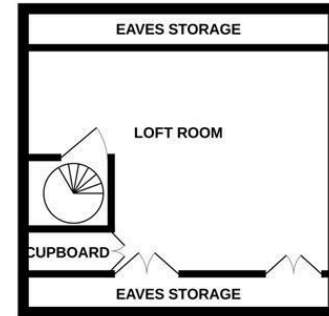
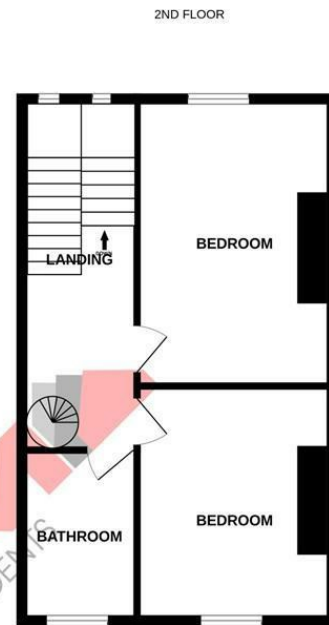
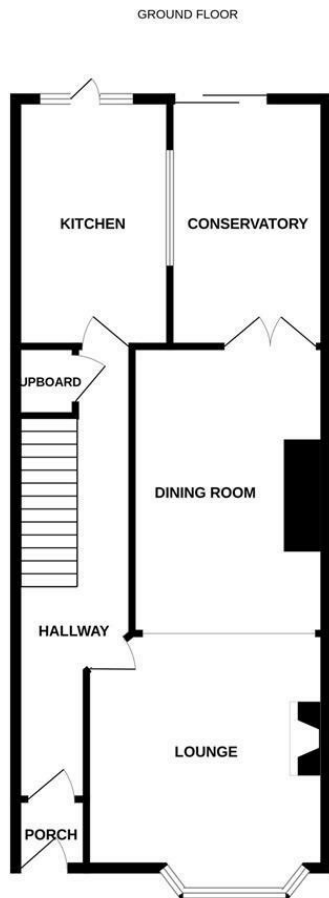
Gated access from street level to an area of front garden, raised beds, a variety of mature trees and shrubs, additional pebbled area providing additional space for potted plants.

#### **REAR GARDEN**

Area of patio, steps down to a larger section of patio, perfect for outdoor dining and entertaining, area of lawn, additional seated area and storage shed. The garden is surrounded by a range of shrubs and trees, enjoying a pleasant outlook over nearby woods.

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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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	

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.