

property details **approval form**

8 Linton Road, Hastings, East Sussex, England, TN34 1TN

Date: 11 May 2026

Property Ref and Version: HAS119804 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **Price**

guide price £260,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Mar 1986.

>> **Key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > THREE BEDROOM MAISONETTE
- > PERIOD FEATURES THROUGHOUT
- > PRIVATE ENCLOSED REAR GARDEN
- > CHAIN FREE
- > KITCHEN
- > CONSERVATORY
- > EPC Rating: D

>> **Short description**

A charming three-bedroom maisonette full of character and period features, ideally positioned just moments from the town centre boasting the three bedrooms, kitchen, living room, conservatory and a private rear garden!

>> **Long description**

A charming three-bedroom maisonette full of character and period features, ideally positioned just moments from the town centre, local amenities, and the train station. This spacious home offers a bright living room, well-appointed kitchen, and a conservatory overlooking a rare and exceptionally large private rear garden - a standout feature seldom found with properties of this type.

Blending timeless charm with practical living space, the property retains attractive period details throughout, adding warmth and individuality to every room. The generous garden provides an ideal setting for entertaining, family living, or simply enjoying a peaceful outdoor retreat. Conveniently located close to Linton Gardens, this unique maisonette combines character, space, and excellent accessibility in a highly desirable setting.

>> **Agent Note**

Your Fox & Sons office: 33 Havelock Road, HASTINGS, East Sussex, TN34 1BE
T 01424 722177 E hastings@fox-and-sons.co.uk

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>> **Room description**

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Private Entrance

First Floor Landing

Living Room

13' 1" x 16' 5" (3.99m x 5.00m)

Kitchen

Bedroom One

13' 1" x 16' 9" (3.99m x 5.11m)

Bedroom Two

10' 6" x 13' 9" (3.20m x 4.19m)

Bedroom Three

9' 6" x 12' 2" (2.90m x 3.71m)

Bathroom

Conservatory

Private Rear Garden

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>> **Property images**



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>> Floor plan



Total floor area 116.0 m² (1,248 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> Approval

	Signature	Date
Joshua Carter		12.5.26
Ms E.M. Atfield		20-5-2026

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