



ESTATE AGENTS

**13C, Linton Road, Hastings, TN34 1TW**

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**Offers In Excess Of £200,000**

PCM Estate Agents present to the market an opportunity to acquire this THREE BEDROOM GROUND FLOOR GARDEN FLAT benefitting from its own PRIVATE ENTRANCE and PRIVATE GARDEN. The property also has gas central heating, double glazing and is offered to the market CHAIN FREE.

Accommodation comprises a LOUNGE-DINER, MODERN KITCHEN, THREE DOUBLE BEDROOMS and a MODERN BATHROOM. A real feature of this flat is its own PRIVATE REAR GARDEN.

Conveniently positioned on this sought-after road, within walking distance to Linton Gardens and Hastings town centre, with access to the mainline railway station providing convenient links to London, a variety of shops, amenities and Hastings seafront and promenade.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **PRIVATE DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Wood laminate flooring, radiator, door to:

#### **INNER HALLWAY**

Wall mounted consumer unit for the electrics, radiator, double glazed window to side aspect, double glazed door providing access to the courtyard.

#### **LOUNGE-DINER**

14'4 x 12'7 (4.37m x 3.84m )

Wood laminate flooring, radiator, dual aspect room with two double glazed windows to rear aspect and a double glazed window to front aspect looking into the courtyard garden.

#### **KITCHEN**

12'4 x 10'1 (3.76m x 3.07m)

Tiled flooring, wall mounted boiler, double glazed window to side aspect. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and fitted cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer.

#### **BEDROOM**

14'5 x 11'3 (4.39m x 3.43m)

Wood laminate flooring, radiator, double glazed window to side aspect.

#### **BEDROOM**

14'9 max x 11'2 max (4.50m max x 3.40m max )

Wood laminate flooring, radiator, dual aspect room with double glazed window to side and two double glazed windows to rear aspect.

#### **BEDROOM**

10'4 x 10'3 (3.15m x 3.12m)

Measurement excludes door recess, wood laminate flooring, radiator, double glazed windows to both side elevations.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin, dual flush low level wc, chrome ladder style heated towel rail, tiled walls, tiled flooring, extractor for ventilation, double glazed opaque glass window to side aspect.

#### **COURTYARD**

In need of some landscaping but offering ample outdoor space to sit out and eat al-fresco.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: New 999 year lease upon completion

Service Charge: TBC

Ground Rent: Peppercorn

We are also advised that a SHARE OF THE FREEHOLD will be transferred when the last flat in the building has been sold.

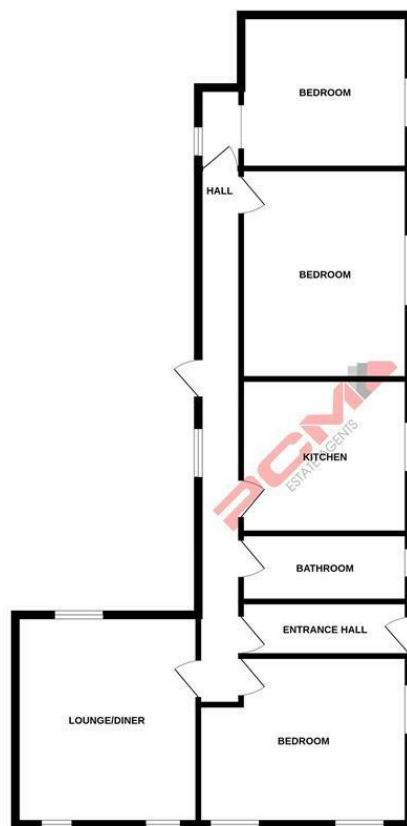
#### **OUTBUILDING**

Containing the meters for all four flats within the building.

Council Tax Band: B



GROUND 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 here 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(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	