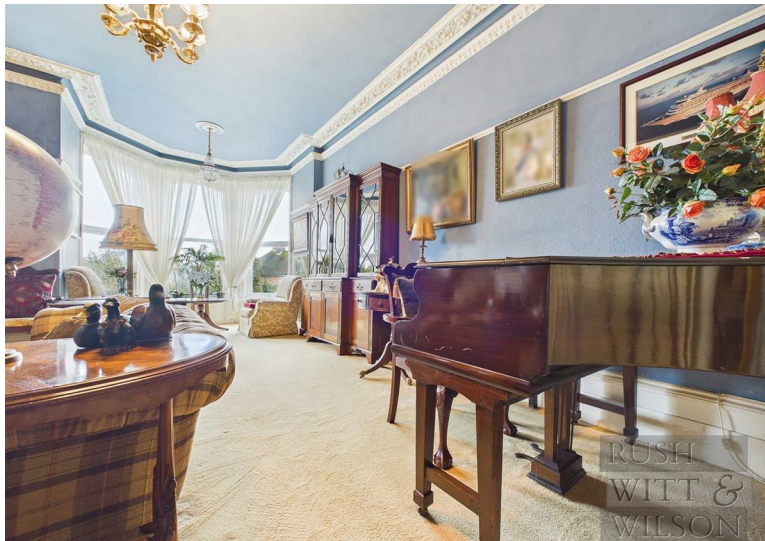


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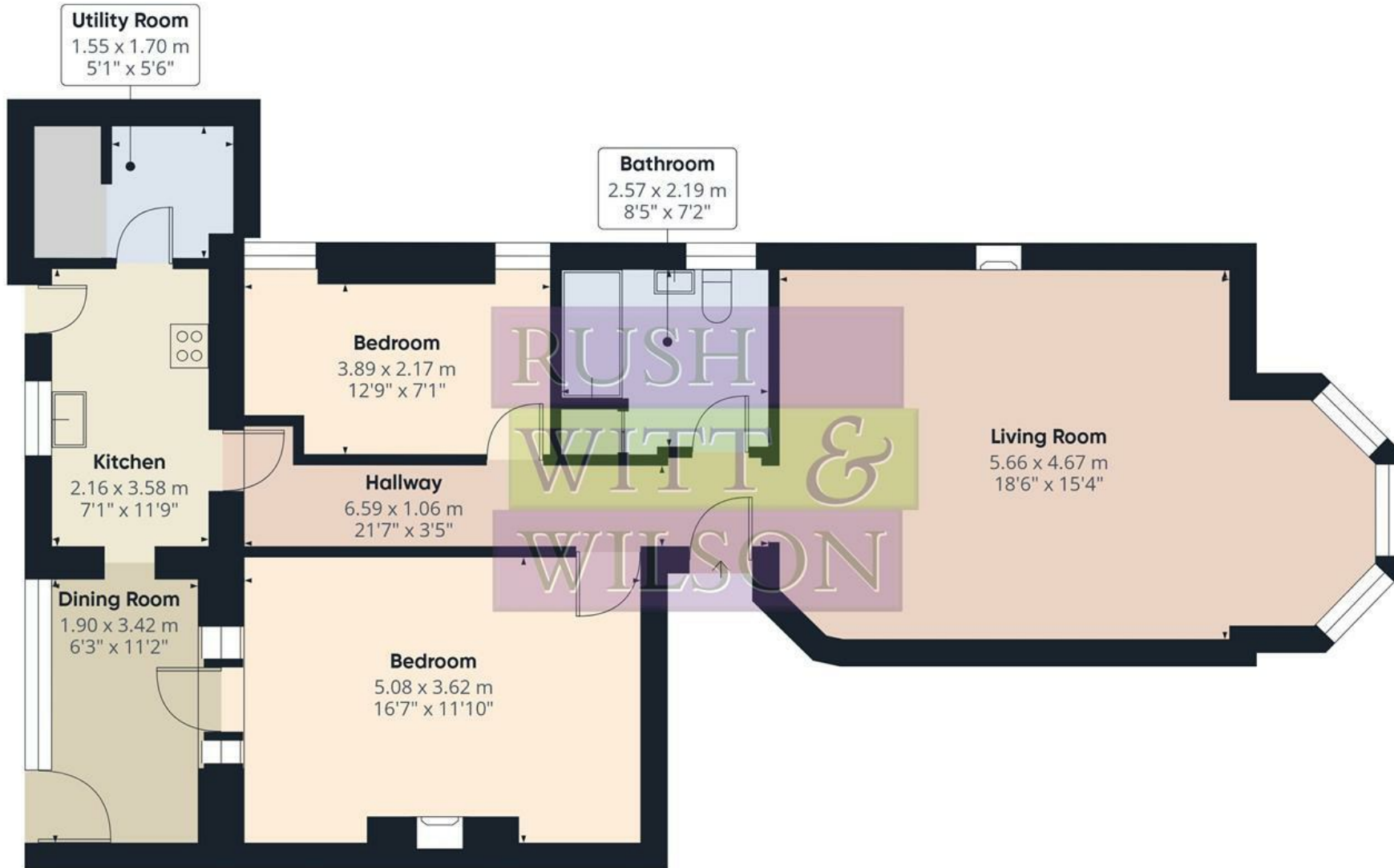
Flat 1, 16 Linton Road, Hastings, East Sussex TN34 1TW
Guide Price £275,000 Leasehold

****GUIDE PRICE £275,000 - £300,000**** Located in the highly sought after Linton Road area of Hastings is this **CHAIN FREE** Victorian garden apartment. Offering a delightful blend of character and modern living. This two-bedroom flat is a rare gem, complete with a **SHARE OF FREEHOLD**, fostering a sense of community and ownership. Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The high ceilings throughout the apartment create an airy and light-filled atmosphere **FEATURING ORIGINAL CORNICING AND PICTURE RAILS**, enhancing the overall sense of space. The two well-proportioned bedrooms provide comfortable retreats, each bathed in natural light and offering ample opportunity for personalisation to reflect your unique style. Convenience is key, with the bathroom easily accessible and the kitchen located at the rear of the property, designed for practicality and functionality. One of the standout features of this delightful flat is the **PRIVATE GARDEN & BENEFIT OF TWO ENTRANCES TO THE PROPERTY**, a rare find in a conversion. This outdoor space serves as a tranquil escape from the hustle and bustle of daily life, complete with a **SUMMER HOUSE/OFFICE** potential that is perfect for relaxation or pursuing hobbies. In summary, this lovely garden apartment on Linton Road is an ideal choice for those looking to enjoy the best of Hastings living. It combines comfort, style, and outdoor space in a highly desirable location. Whether you are a first-time buyer or seeking a peaceful retreat, this property is sure to impress and provide a wonderful place to call home.









Approximate total area⁽¹⁾

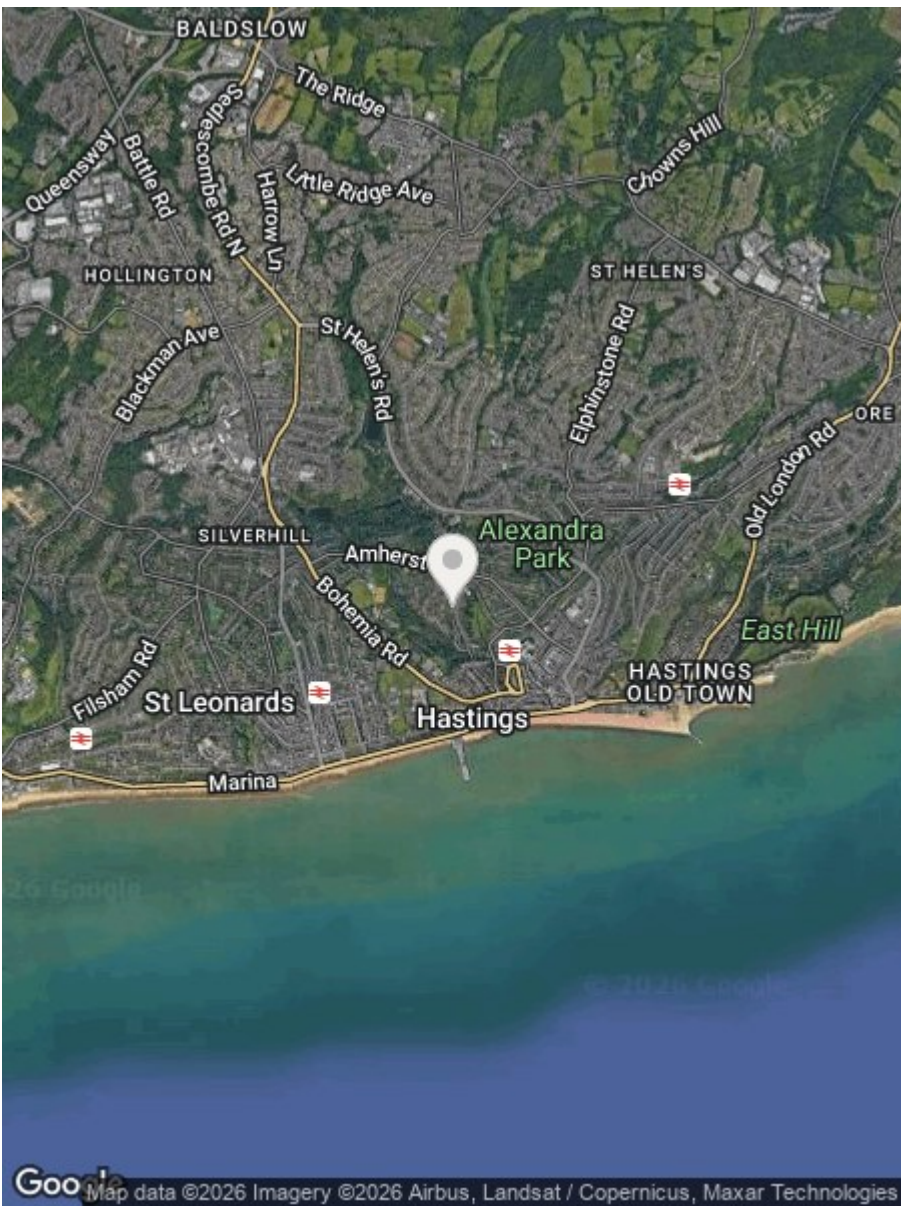
89.9 m²
967 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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	74

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	

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Residential Estate Agents
Lettings & Property Management



Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk