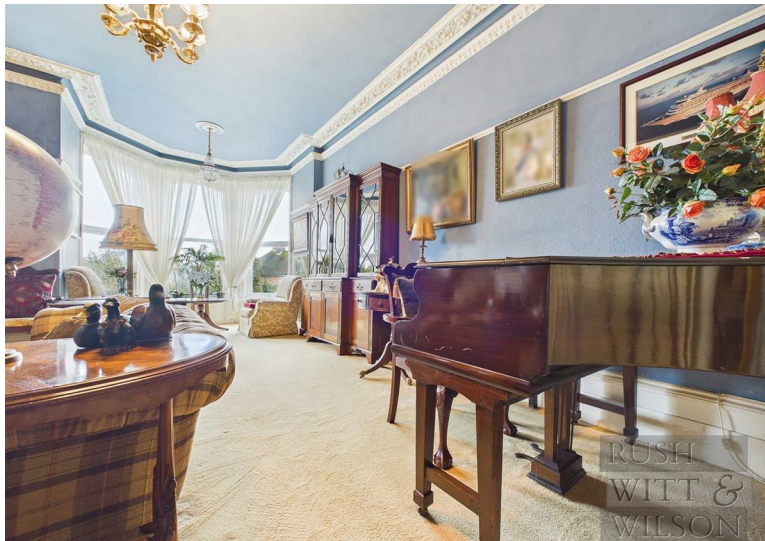


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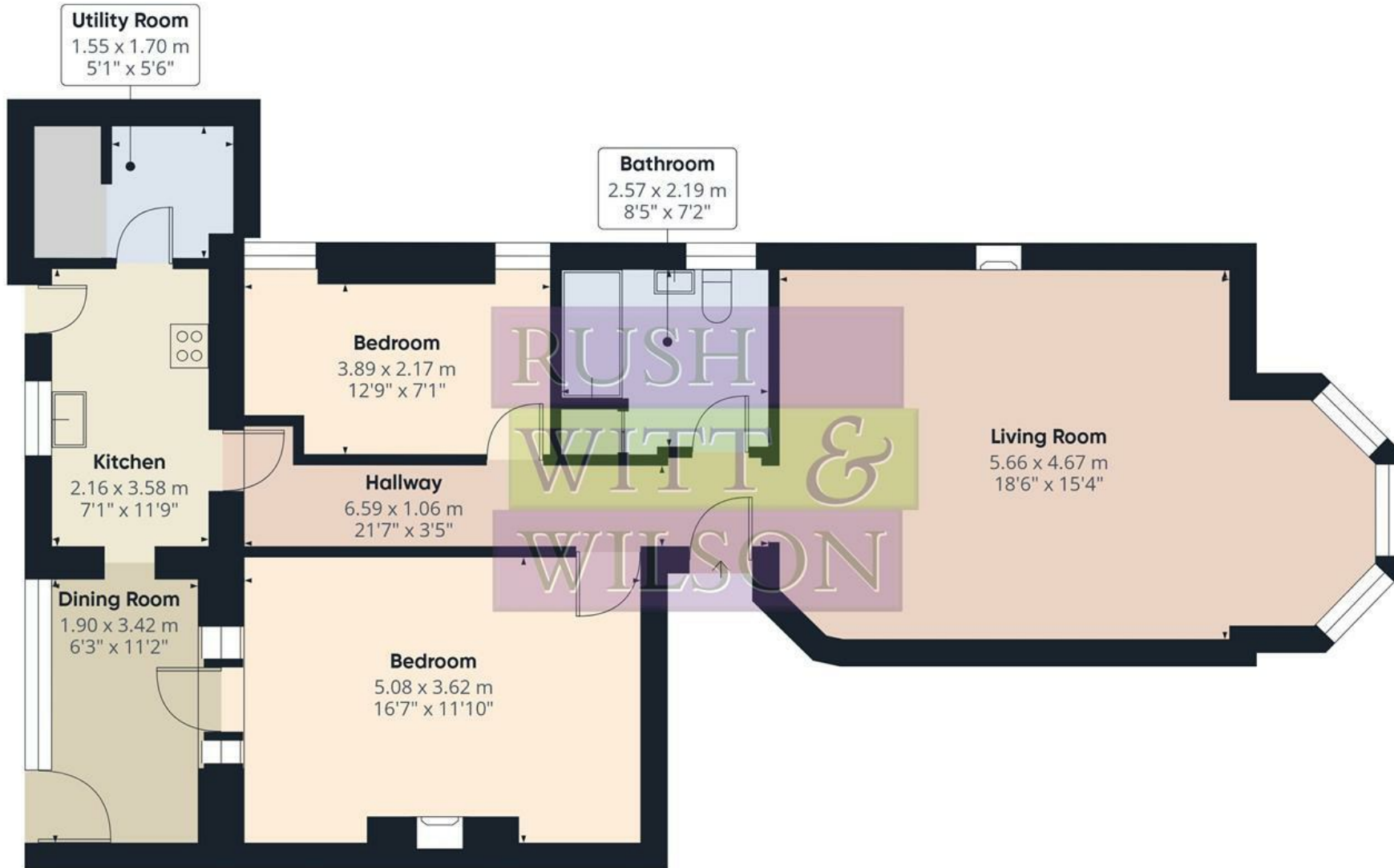
**Flat 1, 16 Linton Road, Hastings, East Sussex TN34 1TW  
Guide Price £275,000 - £300,000 Share of Freehold**

**\*\*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<sup>(1)</sup>

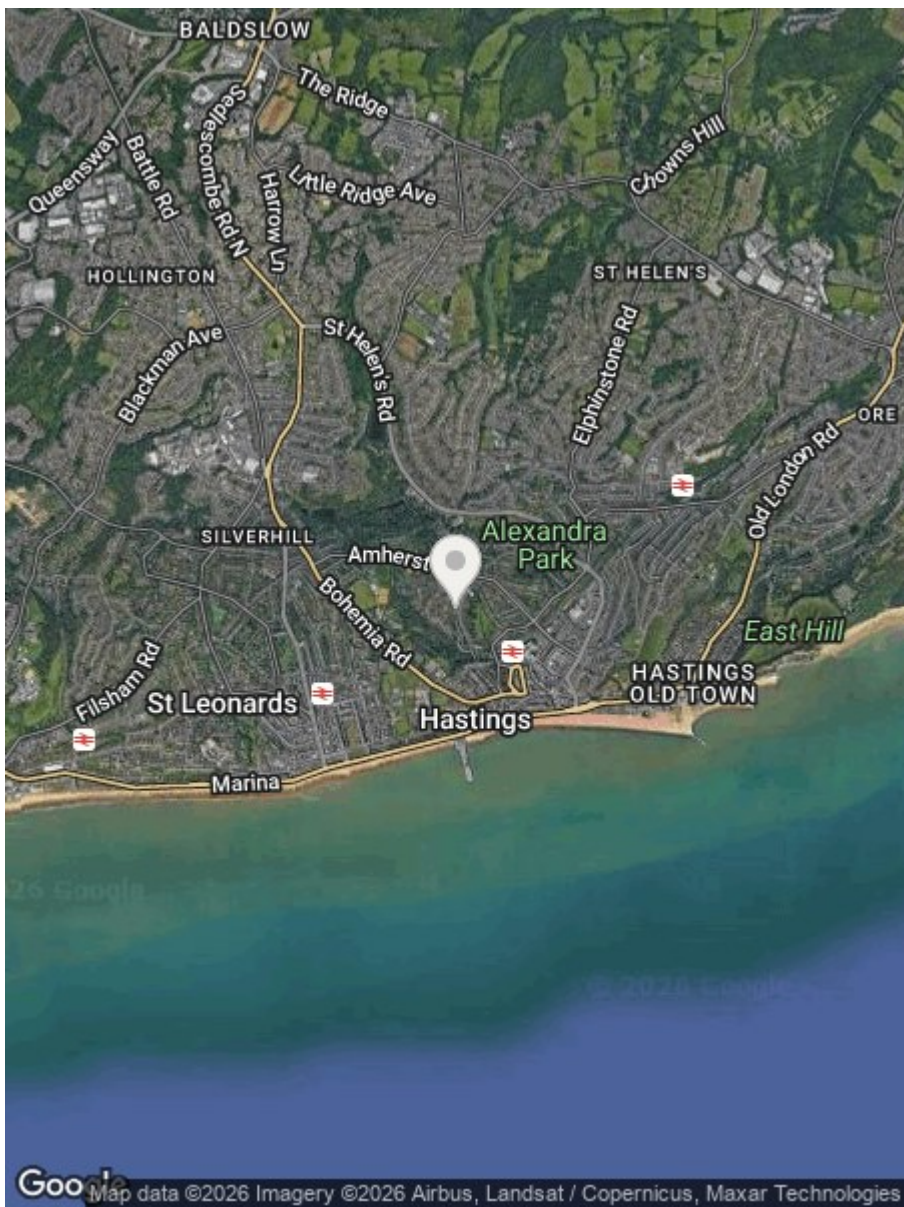
89.9 m<sup>2</sup>  
967 ft<sup>2</sup>

(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.

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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	<b>74</b>

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	<b>74</b>

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
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