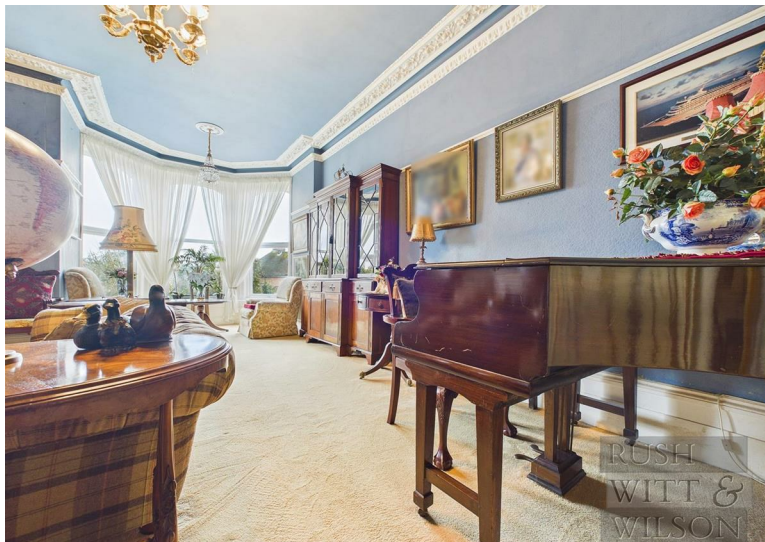


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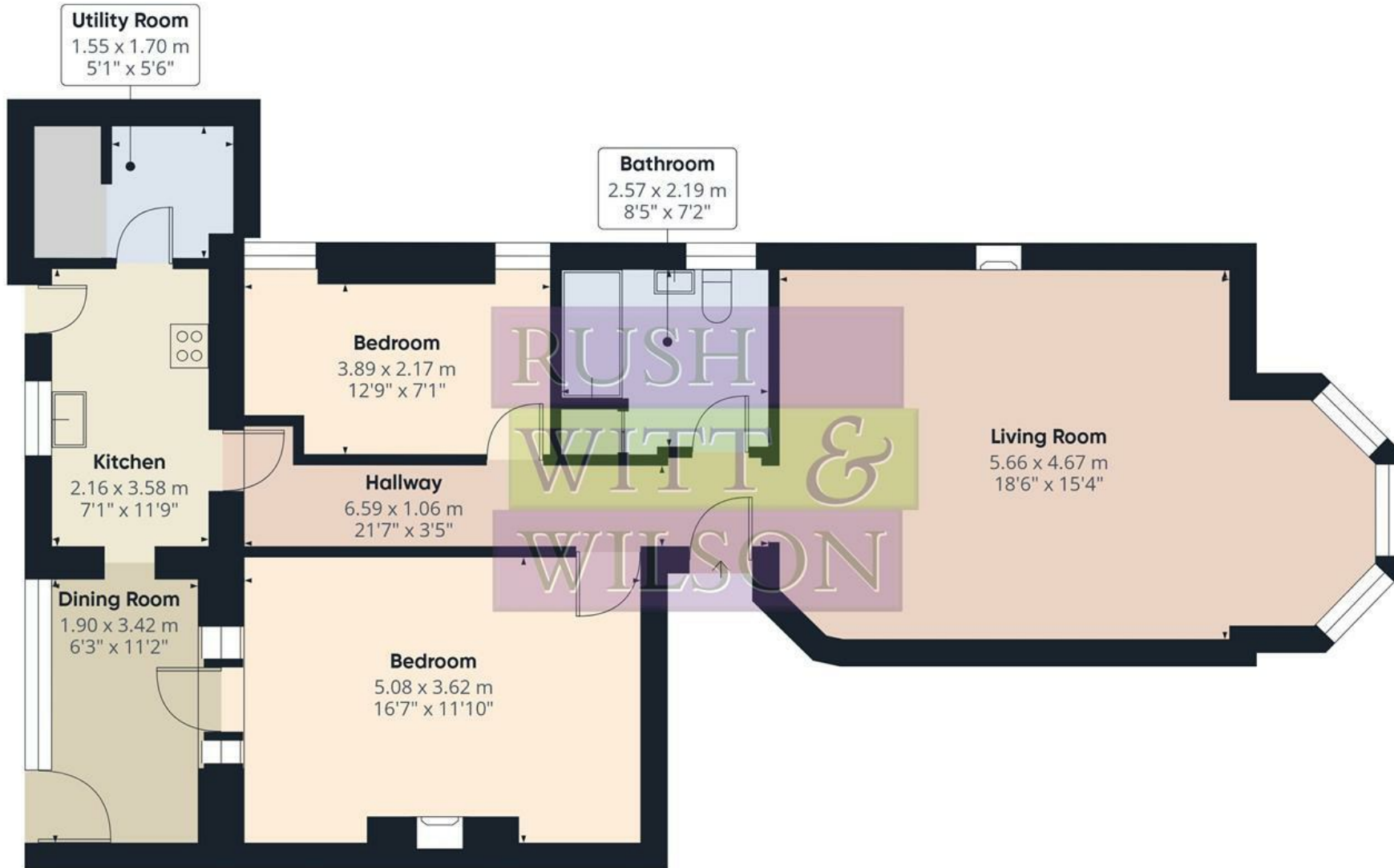
**Flat 1, 16 Linton Road, Hastings, East Sussex TN34 1TW  
Offers In The Region Of £300,000 Leasehold**

Nestled on the charming Linton Road in Hastings, this delightful two-bedroom ground floor garden apartment presents an exceptional opportunity for those seeking a harmonious blend of character and modern living. Spanning an impressive 967 square feet, the property is offered with a share of freehold, ensuring a sense of ownership and community. As you step inside, you are greeted by a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests. The high ceilings throughout the apartment enhance the feeling of space and light, creating an inviting atmosphere. The two well-proportioned bedrooms provide comfortable retreats, each bathed in natural light and offering the potential for personalisation to reflect your individual style. Conveniently located, the bathroom is easily accessible, while the kitchen, situated at the rear of the property, is designed for practicality and functionality. One of the standout features of this charming flat is the private garden, a rare find in a conversion. This outdoor space offers a tranquil escape from the hustle and bustle of daily life, complete with a summer house that can serve as a perfect spot for relaxation or hobbies. In summary, this lovely garden apartment on Linton Road is an ideal choice for those looking to enjoy the best of Hastings living, combining comfort, style, and outdoor space in a sought-after location. Whether you are a first-time buyer or seeking a peaceful retreat, this property is sure to impress.









Approximate total area<sup>(1)</sup>

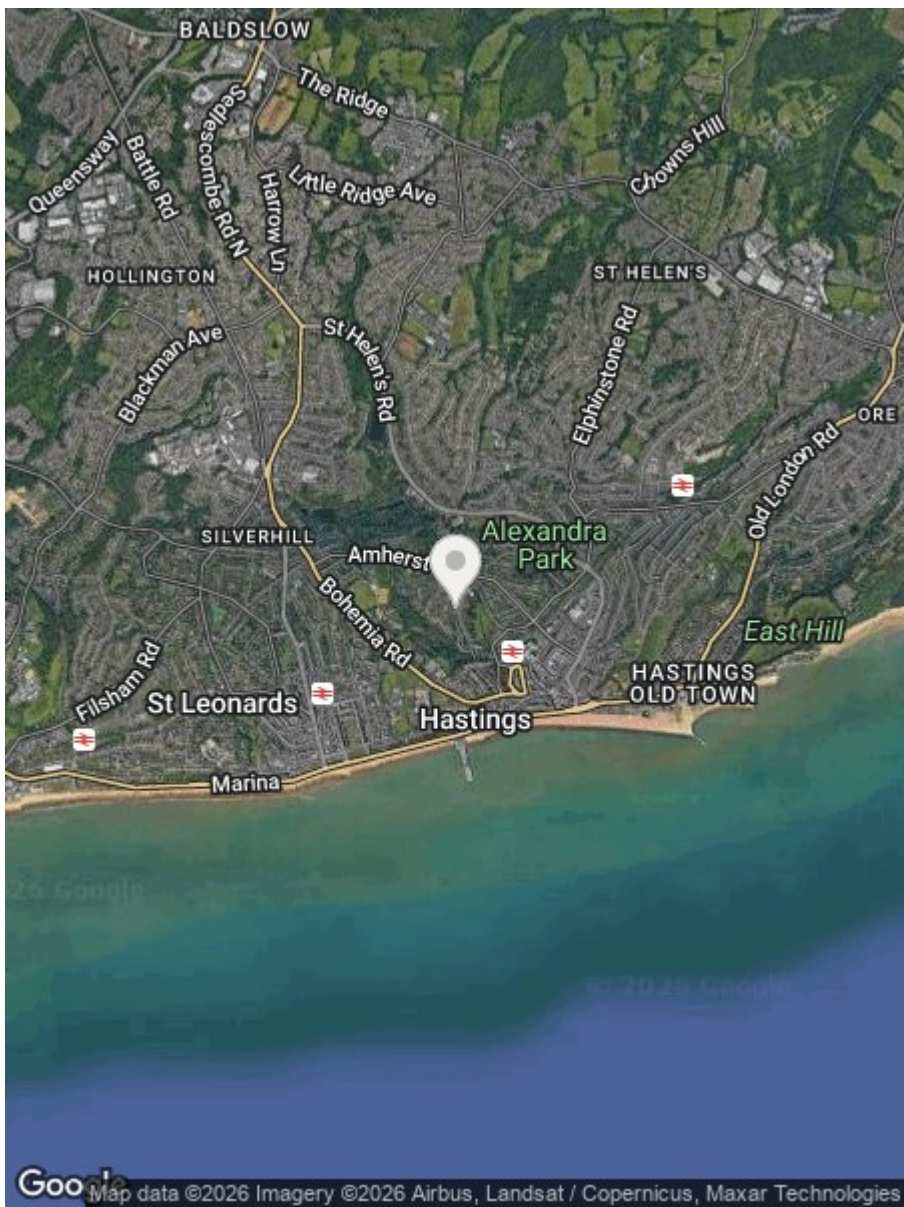
89.9 m<sup>2</sup>  
967 ft<sup>2</sup>

(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.

GIRAFFE360





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	

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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