



ESTATE AGENTS

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Offers Over £785,000

PCM Estate Agents are delighted to present to the market CHAIN FREE this SUBSTANTIAL SEMI-DETACHED BUILDING incorporating FOUR SELF-CONTAINED FLATS conveniently positioned on this incredibly sought-after road on the outskirts of Hastings town centre. Located within convenient access to the town centre itself with its mainline railway station with convenient links to London, Linton Gardens and the seafront and promenade.

The building consists of FOUR SELF-CONTAINED FLATS, two of which form the original part of the VICTORIAN BUILDING, both TWO BEDROOMS and arranged on the FIRST AND SECOND FLOOR with INVITING VIEWS OF THE SEA and retaining some of its ORIGINAL CHARACTER, coupled with modern comforts. Each of these flats have access to outdoor space, one with its own courtyard garden and the other with a private section of garden at the rear.

The FURTHER TWO FLATS are located in the rear section of the building, both having THREE BEDROOMS, PRIVATE ENTRANCE and their own PRIVATE SECTIONS OF GARDEN. One of the properties has access to the garden from the flat itself, whilst the other is accessed from exiting the flat itself.

The building benefits from having double glazed windows and gas central heating, there is also the benefit of a GARAGE. Occupying a CORNER POSITION on the corner of Linton Road and Winterbourne Close, offering a perfect INVESTMENT OPPORTUNITY.

Call now to book your viewing and avoid disappointment.

FLAT A

Communal entrance with further wooden door opening to an internal lobby. Private front door to:

ENTRANCE HALL

Wood laminate flooring, radiator, high ceilings, large storage cupboard housing consumer unit for electrics, doors opening to:

LOUNGE-DINER

18'9 into bay x 13'8 (5.72m into bay x 4.17m)

Wood laminate flooring, radiator, high ceilings, double glazed bay window to front aspect having views over rooftops and out to sea.

KITCHEN

14'1 max x 11'1 (4.29m max x 3.38m)

Measurement excludes recess. Tiled flooring, radiator, wall mounted boiler, double glazed window to side, double glazed door to side providing access to a private courtyard garden. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer.

BEDROOM

19'2 max x 12'4 (5.84m max x 3.76m)

Double glazed half bay window to rear aspect, radiator.

BEDROOM

14'4 max x 10'6 (4.37m max x 3.20m)

Double glazed box bay window to front aspect, radiator.

BATHROOM

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

COURTYARD GARDEN

In need of landscaping but offering a good level of outdoor space, enough to fit a table and chairs to be able to eat al-fresco.

FLAT B

Communal entrance with lobby, stairs rising to the first floor, private front door providing access to:

ENTRANCE HALL

Built in storage cupboard under stairs, double glazed frosted glass window to side aspect.

HALLWAY

Radiators, double glazed bay window to side aspect with views of Hastings Castle and to the sea, doors opening to:

LOUNGE-DINING ROOM

17'1 x 14'1 (5.21m x 4.29m)

Wood laminate flooring, down lights, radiator, double glazed window to front aspect having lovely far reaching views over Hastings and out to sea including partial views over Hastings Castle.

KITCHEN

14'1 max x 11'1 (4.29m max x 3.38m)

Measurement excludes recess. Tiled flooring, radiator, wall mounted boiler, double glazed window to side, double glazed door to side providing access to a private courtyard garden. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer.

BATHROOM

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

BEDROOM

16'7 x 13'8 (5.05m x 4.17m)

Wood laminate flooring, down lights, high ceilings, double glazed window to rear aspect.

BEDROOM

13' into bay x 9'4 (3.96m into bay x 2.84m)

Wood laminate flooring, radiator, double glazed bay window to front aspect having views of Hastings Castle and far reaching views over Hastings and out to sea.

GARDEN

Located at the rear of the building, accessed via a cast iron metal staircase located at the side of the building.

FLAT C

Private double glazed front door 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.

FLAT D

Access via metal staircase with private front door at the rear, opening to:

ENTRANCE HALL

Wood laminate flooring, radiator, down lights, loft hatch providing access to loft space, storage cupboard, two double glazed windows to side aspect.

LOUNGE

16'6 x 11'3 (5.03m x 3.43m)

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

KITCHEN

11' x 9'6 (3.35m x 2.90m)

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

BEDROOM

14'8 x 12'9 (4.47m x 3.89m)

Radiator, wood laminate flooring, dual aspect room with double glazed windows to rear and side elevations.

BEDROOM

11'11 x 11'3 (3.63m x 3.43m)

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

BEDROOM

10'5 x 10'5 (3.18m x 3.18m)

Measurement excludes door recess. Wood laminate flooring radiator, double glazed window to both side elevations.

BATHROOM

Modern and comprising a panelled bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, extractor fan for ventilation, down lights, chrome ladder style heated towel rail, double glazed opaque glass window to side aspect.

GARDEN

Accessed via the metal steps, leading to a private section of garden.

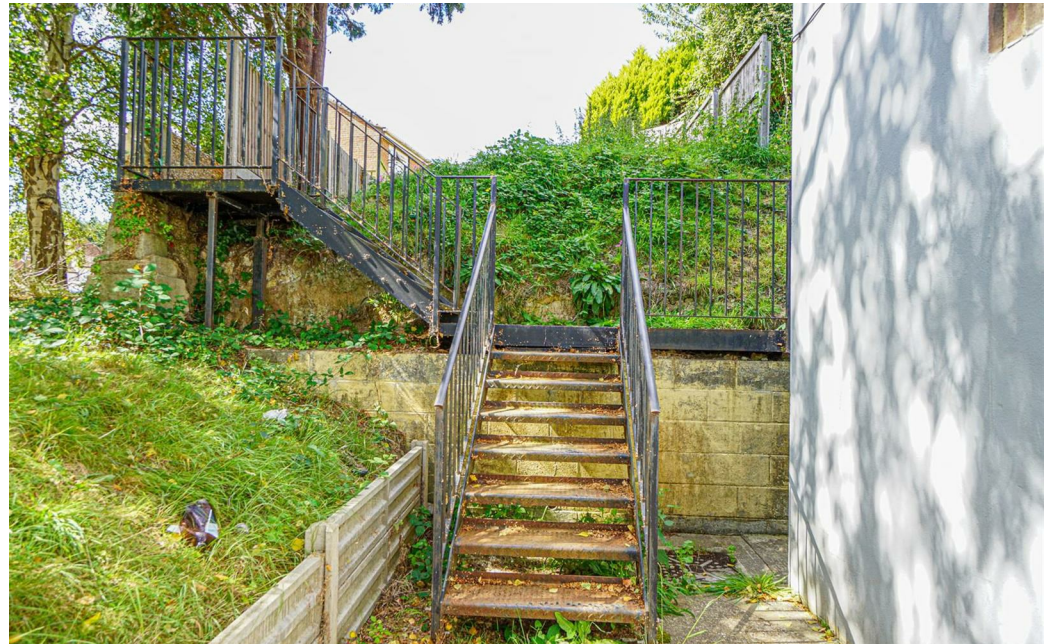
OUTBUILDING

Containing the meters for all four flats within the building.

GARAGE

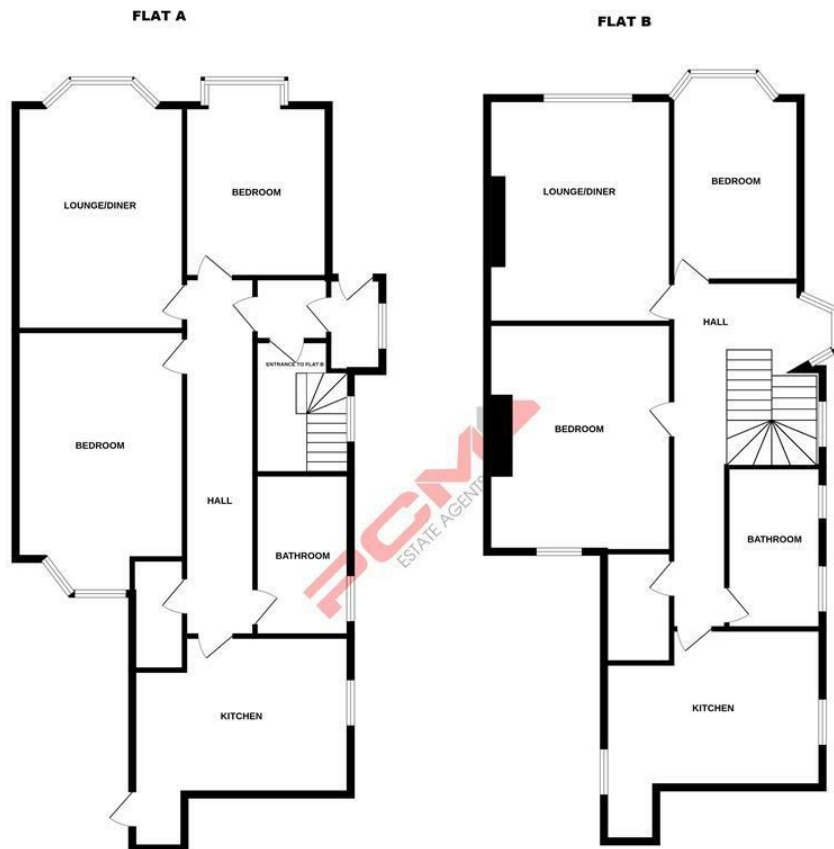
With up and over door.

Council Tax Band: B



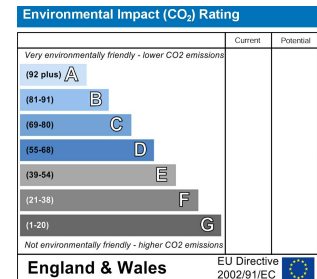
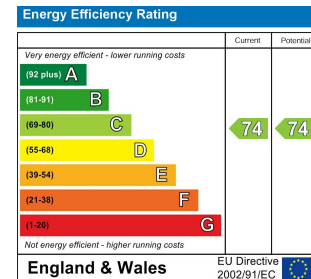






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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