



ESTATE AGENTS

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Price £245,000

PCM Estate Agents present to the market this CHAIN FREE THREE BEDROOMED GROUND FLOOR PURPOSE BUILT FLAT offering spacious and well-appointed accommodation with relatively level access and a SHARE OF FREEHOLD.

Accommodation comprises an entrance hall, LOUNGE-DINING ROOM with access onto a LARGE BACONY, KITCHEN-BREAKFAST ROOM, THREE DOUBLE BEDROOMS, shower room and a separate wc. VIEWS can be enjoyed from the balcony and the rear facing rooms over the COMMUNAL GARDENS, and there is a GARAGE located in a block.

This PURPOSE BUILT BUILDING is located on this desirable road on the outskirts of Hastings town centre with access to LINTON GARDENS and Hastings SEAFRONT. Just a short walk into town with its comprehensive range of shopping, sporting, recreational facilities and mainline railway station.

The property is located on the GROUND FLOOR and enjoys LEVEL ACCESS into the building being ideal for a senior to retire close to the town centre. The property must be viewed to fully appreciate the overall space and position on offer.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, private front door leading to:

L SHAPED ENTRANCE HALL

Radiator, storage cupboards, wall mounted thermostat control for gas fired central heating, coving to ceiling, large storeroom, door to;

LIVING ROOM

20'9 max x 15'2 narrowing to 11'9 (6.32m max x 4.62m narrowing to 3.58m)
Two radiators, television and telephone points, coving to ceiling, serving hatch through to kitchen, ample space for dining table and living room furniture, double glazed window to rear aspect, double glazed sliding patio doors providing access to;

BALCONY

Good size, offering ample outside space to have table and chairs, pleasant views across communal gardens.

KITCHEN-BREAKFAST ROOM

15'2 x 10'2 (4.62m x 3.10m)

Ample space for breakfast table, fitted with a range of eye and base level cupboards and

drawers with worksurfaces over, electric cooker, inset drainer/ sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, space for tumble dryer, radiator, part tiled walls, double glazed window to rear aspect having pleasant views over the communal gardens.

BEDROOM ONE

19'2 x 12'1 (5.84m x 3.68m)

Radiator, coving to ceiling, double glazed window to front aspect.

BEDROOM TWO

13'9 x 12'2 (4.19m x 3.71m)

Built in wardrobe, radiator, double glazed window to front aspect.

BEDROOM THREE

16' x 9'9 (4.88m x 2.97m)

Coving to ceiling, radiator, television point, double glazed window to side aspect.

SHOWER ROOM

Walk in shower enclosure with shower, tiled with glass shower screen, low level wc, pedestal wash hand basin, radiator, part tiled walls, tile effect vinyl flooring, coving to ceiling, extractor for ventilation.

SEPARATE WC

Low level wc, pedestal wash hand basin, part tiled walls, tile effect vinyl flooring, radiator.

COMMUNAL GARDENS

Use of communal gardens.

GARAGE

Located in a block.

TENURE

We have been advised of the following by the vendor;

Share of Freehold

Lease: 953 years approximately remaining.

Service Charges - £2666 per annum. Paid half yearly in March and September. Within this figure is the ground rent cost and a contribution into sinking funds.

Letting: Allowed

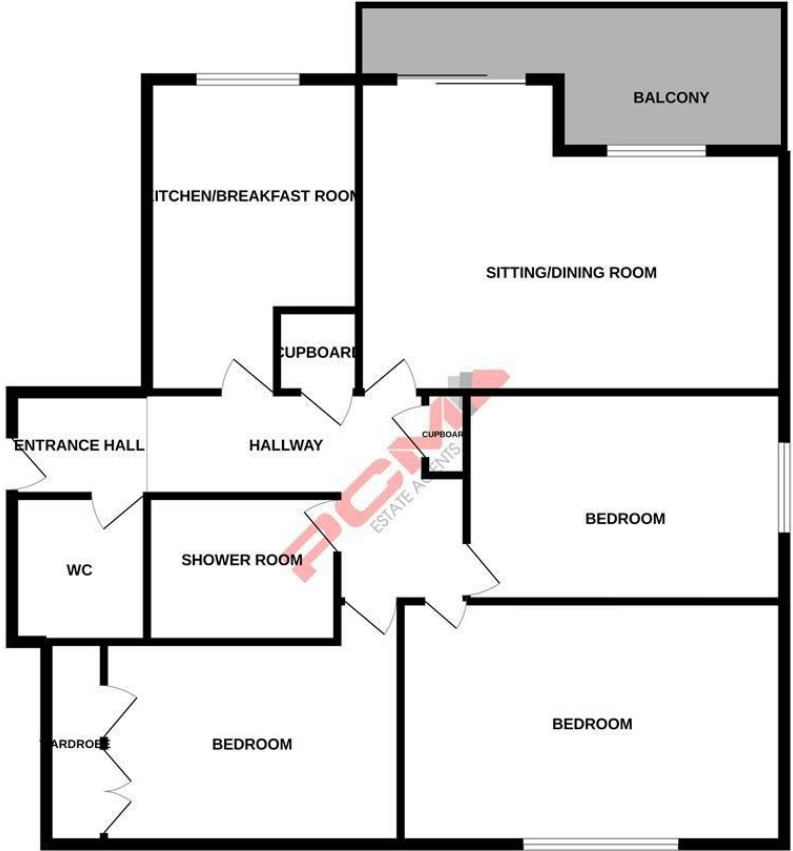
Air BnB: Not Allowed

Pets: Yes, with landlords consent, but can be removed if the animal becomes a nuisance.

Council Tax Band: D



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 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) 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	

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	