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Tel: 01424 839111

**33, Linton Road, Hastings, TN34 1TW**

**Price £800,000**

PCM Estate Agents are delighted to present to the market this IMPRESSIVE DETACHED FIVE/ SIX BEDROOM FAMILY HOME, enviably positioned on a highly sought-after road on the outskirts of Hastings Town Centre. Perfectly located, the property is just a short stroll from the tranquillity of Linton Gardens, the open green spaces of Alexandra Park and the excellent range of shops, cafés and amenities in the town centre, including the mainline railway station with direct links to London.

The accommodation is both generous and VERSATILE, making it ideal for modern family living. Upon entering, a welcoming entrance hall sets the tone for the space and flexibility on offer. The ground floor features a DUAL ASPECT LIVING ROOM, allowing natural light to flood the space, alongside a well-appointed KITCHEN-BREAKFAST ROOM, a separate DINING ROOM, a CLOAKROOM and an additional RECEPTION ROOM which could be perfectly suited as a home office, playroom or sixth bedroom.

To the first floor are FOUR WELL-PROPORTIONED BEDROOMS, a family bathroom and a SEPARATE WC, providing comfortable accommodation for growing families. The second floor is dedicated to an impressive PRINCIPLE BEDROOM SUITE complete with a WALK-IN-WARDROBE and a LUXURIOUS EN-SUITE, creating a peaceful and private retreat.

Externally, the property continues to impress with a driveway providing OFF ROAD PARKING, a DOUBLE GARAGE and a DELIGHTFUL REAR GARDEN, ideal for entertaining and family enjoyment. A HOT TUB which is included within the sale, adds a touch of luxury to the outdoor space.

SEA VIEWS can be enjoyed from various points within the home and there is exciting potential to create a roof terrace above the garage, with doors already installed from two first-floor bedrooms, offering the opportunity to further enhance the lifestyle appeal (subject to completing the remaining works).

This is a SUBSTANTIAL and ELEGANT HOME offering space, versatility and future potential, all within one of Hastings' most desirable and convenient locations. Call the owners agents now to arrange your viewing and avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **PORCH**

Part brick construction with double glazed windows to both front and side elevations, oak flooring, ample space to take off shoes and coats, composite double glazed door opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, dado rail, wood effect LVT flooring, doors opening to:

#### **DOWNSTAIRS WC**

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, part tiled walls, radiator, wood effect LVT flooring, double glazed window with obscured glass to front aspect.

#### **LIVING ROOM**

22' into bay x 14'9 (6.71m into bay x 4.50m)

Dual aspect room with deep double glazed bay window to front aspect, continuation of the wood effect LVT flooring, picture rail, two radiators, fireplace with wooden mantle, stone hearth and inset wood burning stove, wooden double opening French doors to rear aspect opening to:

#### **OPEN PLAN KITCHEN-BREAKFAST ROOM/ FAMILY ROOM**

24'4 max x 13'3 narrowing to 10'4 (7.42m max x 4.04m narrowing to 3.15m)

Impressive open plan room being dual aspect with double glazed window to front aspect having views over the front garden, double glazed bi-folding doors providing a pleasant outlook and providing access to the garden. Wall mounted vertical radiator, further radiator, archway to side elevation providing access to an inner hall, access to under stairs storage, door to side providing access to the dining room. The kitchen is fitted with a matching range of eye and base level cupboards and drawers with stone countertops and matching upstand, central island, breakfast bar with five ring Lamona hob and separate waist level fan assisted oven and grill, Zanussi integrated coffee machine, inset one & ½ bowl sink with mixer spray tap, moulded drainer into the stone countertop, integrated fridge freezer, wine chiller and dishwasher. To the side aspect there is a door leading to:

#### **SIDE LOBBY**

Providing external access to the side elevation of the house to an area of storage and a utility cupboard that houses space and plumbing for washing machine.

## **DINING ROOM**

15'8 x 8'2 (4.78m x 2.49m)

Continuation of the wood effect LVT flooring, French doors providing access to the living room, door to side aspect opening into:

## **STUDY/ PLAYROOM**

Bi-folding doors to rear aspect enjoying a pleasant outlook and opening out onto the garden.

## **FIRST FLOOR LANDING**

Radiator, picture rail, dado rail, partially wood panelled walls, stairs rising to upper floor accommodation, double glazed window to rear aspect having views onto the garden with some sea views beyond.

## **BEDROOM**

16'8 into bay x 15'1 (5.08m into bay x 4.60m)

Radiator, picture rail, walk in shower enclosure, double glazed window to front aspect with views over the front garden, double glazed door with frosted glass to side elevation providing access over the garage. The vendor was planning on creating a roof terrace over the garage, this area has not been completed and would need to be finished fully in order to be used as a roof terrace.

## **BEDROOM**

15'11 x 15'3 (4.85m x 4.65m)

Picture rail, radiator, double glazed bay window to rear aspect having views over the garden and some sea views, double glazed door to side elevation with frosted glass providing access over the garage. The vendor was planning on creating a roof terrace over the garage, this area has not been completed and would need to be finished fully in order to be used as a roof terrace.

## **BEDROOM**

13'4 into bay x 10'6 (4.06m into bay x 3.20m)

Picture rail, radiator, double glazed bay window to rear aspect.

## **BEDROOM**

10'8 x 8'9 (3.25m x 2.67m)

Picture rail, radiator, double glazed window to front aspect.

## **WC**

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, radiator, double glazed window to side aspect.

## **BATHROOM**

P shaped panelled bath with mixer tap, vanity enclosed wash hand basin with mixer tap, airing cupboard, heated towel rail, part tiled walls, extractor for ventilation, double glazed window with obscured glass to front aspect.

## **SECOND FLOOR LANDING**

Radiator, dado rail, partially wood panelled walls and double glazed French doors opening inwards to a Juliette balcony with metal balustrade, having lovely views over the rear garden and to the sea.

## **MASTER BEDROOM**

15'1 narrowing to 10'3 x 14'9 (4.60m narrowing to 3.12m x 4.50m)

Radiator, Velux style window to rear and side elevations, opening to:

## **WALK-IN-WARDROBE**

6'9 x 5' (2.06m x 1.52m)

Fitted with shelving and hanging rails, exposed brick feature, open plan to:

## **LUXURIOUS EN-SUITE**

Victorian stand alone bathtub, separate walk in shower, twin vanity enclosed wash hand basin with lots of storage and mixer tap, heated towel rail, dual flush low level wc, partially aquaborded walls, Velux style window to rear aspect.

## **REAR GARDEN**

Sandstone patio abutting the property providing space for entertaining, eating al-fresco or enjoying a quiet moment, retained by glass and metal balustrade, few steps down onto a section of lawn, wooden shed, fixed wooden pergola, sunken hot tub surrounded by a block paved patio, brick built pizza oven, external lighting, gated side access to front from both side elevations.

## **OUTSIDE - FRONT**

Block paved pathway, patio abutting the property and providing access to the front door, lawned sections, mature hedged boundaries, outside water tap, external lighting, block paved driveway providing ample off road parking leading to:

## **LARGE GARAGE**

20'7 x 17'1 max (6.27m x 5.21m max )

Motorised door, power and lighting.

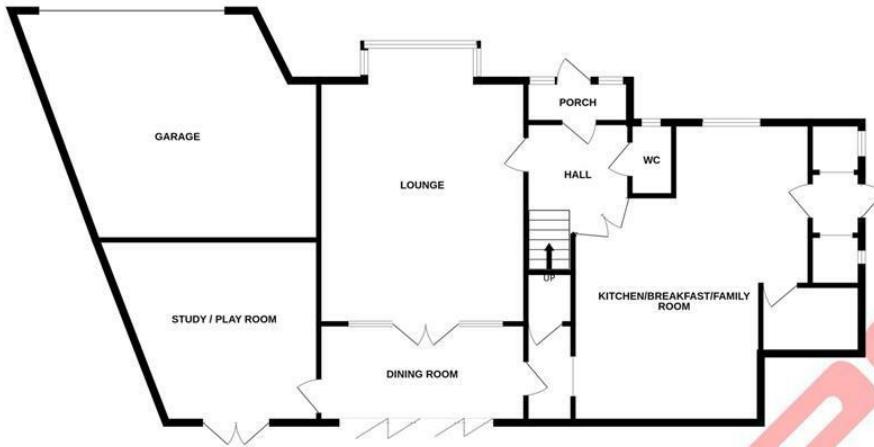
Council Tax Band: E



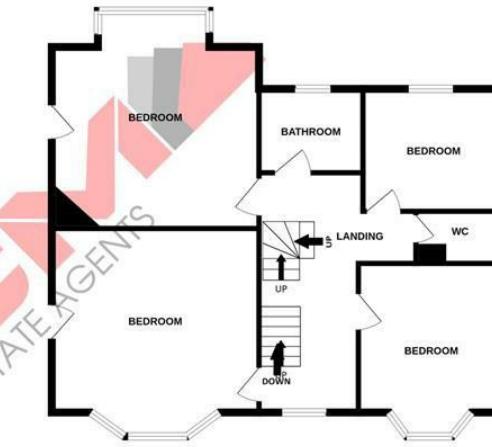




GROUND FLOOR



1ST FLOOR



2ND 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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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.