



ESTATE AGENTS

**1, Linton Road, Hastings, TN34 1TN**

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**Price £185,000**

PCM Estate Agents are delighted to offer to the market an opportunity to secure this SPACIOUS ONE BEDROOM GARDEN APARTMENT occupying the FIRST FLOOR of this ATTRACTIVE VICTORIAN BUILDING. Located just a short walk from Hastings Town Centre and the Beautiful Linton Gardens.

Offered to the market CHAIN FREE and benefiting from a 17ft lounge with large windows, and high ceilings, SEPARATE KITCHEN, DOUBLE BEDROOM, bathroom and beautifully presented REAR GARDEN whilst also retaining MANY PERIOD FEATURES throughout including ceiling corning.

Viewing comes highly recommended for those seeking a HOME TO IMPROVE. Call the owners agents now on 01424 8391111 to book your immediate viewing to avoid disappointment.

### **COMMUNAL FRONT DOOR**

Stairs rising to the first floor landing, private front door to;

### **KITCHEN**

12'6" x 10'1"

Sash window to rear aspect enjoying a pleasant outlook over the gardens, fitted with a range of eye and base level units with work surfaces over, stainless steel inset sink with mixer tap, part tiled walls, radiator, high ceilings, door to;

### **LOUNGE**

17'5" narrowing to 14'0" x 17'0"

Sash window to front aspect enjoying a pleasant outlook over neighbouring rooftops, ceiling corning, radiator, return door to kitchen.

### **BATHROOM**

Panelled bath with mixer tap, wc, wash hand basin with tiled splashback, part tiled walls, tiled flooring.

### **BEDROOM**

11'8" x 10'11"

Window to side aspect, door to the rear garden.

### **GARDEN**

We have been advised that the Garden belonging to this property is just the right to the right hand side of the pathway. Decked area with steps downs to a

beautifully presented and secluded rear garden being mainly laid to lawn and shed.

### **TENURE**

We have been advised of the following;

Lease: 99 year lease from 25th December 1986 (63 years remaining)

Maintenance: TBC

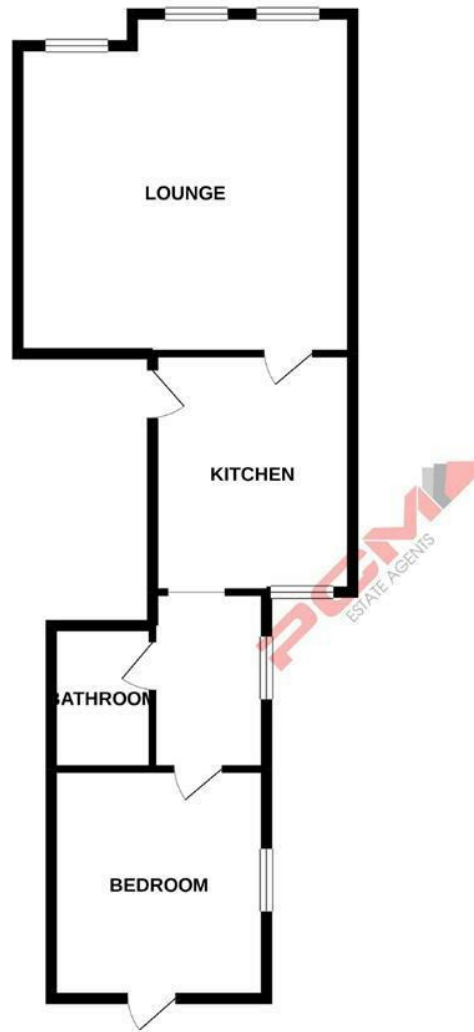
### **Agents Note**

We have been advised that only the garden to the right hand side of the pathway is included and that the left hand side is owned by a neighbouring apartment.

Council Tax Band:



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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