



Flat 3, 21, Linton Road, Hastings, TN34 1TW

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Offers In The Region Of £170,000

PCM Estate Agents are delighted to offer for sale this FIRST FLOOR
CONVERTED ONE BEDROOM FLAT ideally positioned on this highly sought-
after road with STUNNING SEA VIEWS. The property benefits from a
LENGTHY LEASE and offers well-proportioned accommodation throughout.

Upon entering you are welcomed by a LARGE BAY FRONTEO LOUNGE
enjoying OPEN SEA VIEWS, a separate kitchen and bathroom, which are IN
NEED OF MODERNISATION and a GENEROUSLY SIZED DOUBLE
BEDROOM.

Conveniently located in this desirable area of Hastings, within easy reach of
nearby Linton Gardens, Hastings town centre and mainline railway station,
providing direct links to London, the seafront and promenade.

Please contact the owners agents now to avoid disappointment.

COMMUNAL FRONT DOOR

With stairs rising to the first floor landing, private front door opening to:

ENTRANCE HALL

Entry phone, storage cupboard, opening to:

LOUNGE

16' x 11'8 (4.88m x 3.56m)

Double glazed bay windows to front aspect providing lovely views towards the
sea and towards Hastings Castle, radiator, opening to:

KITCHEN

8' x 6' (2.44m x 1.83m)

Fitted with a range of eye and base level units having worktop space, inset
stainless steel sink with mixer tap, space and plumbing for washing machine,
space for under counter fridge, four ring gas hob with electric oven below,
double glazed window to side aspect.

BEDROOM

12' x 9' (3.66m x 2.74m)

Three double glazed sash style windows having sea views, radiator.

BATHROOM

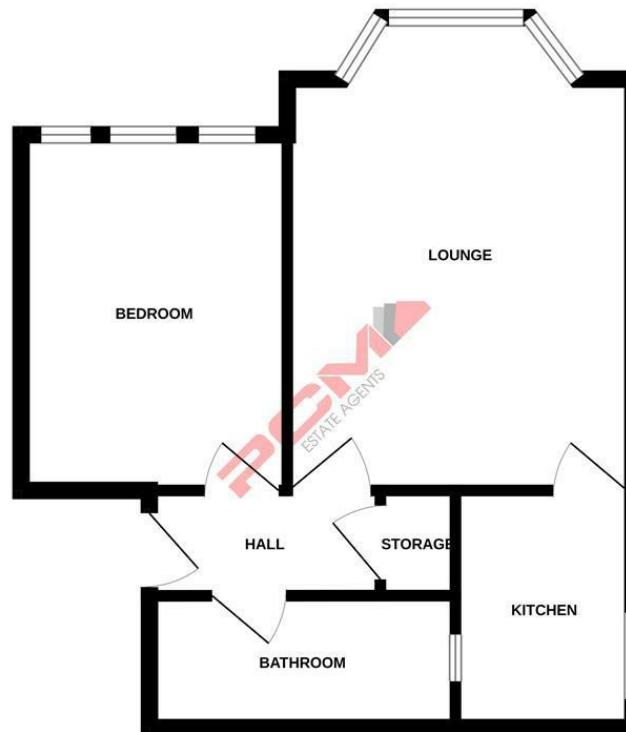
Panelled bath with shower over, inset sink with mixer tap and wc, extractor fan.

TENURE

We have been advised of the following by the vendor:
Right to Manage
Lease: Approximately 117 years remaining.
Service Charge: Approximately £1200 per annum.



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 operation 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 | | | |
| EU Directive 2002/91/EC | | 70 | 78 |
| England & Wales | | | |

| 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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |