



ESTATE AGENTS

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

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**Guide Price £550,000**



**\*\*GUIDE PRICE of £550,000 to £575,000\*\***

PCM Estate Agents are delighted to present an exceptional opportunity to acquire this CHARMING FOUR/ FIVE BEDROOM VICTORIAN SEMI-DETACHED HOUSE, nestled in a highly sought-after road on the outskirts of Hastings Town Centre. Offered to the market CHAIN FREE. Ideally located just a short stroll from Hastings' mainline railway station which offers convenient connections to London, as well as easy access to the picturesque seafront promenade, Alexandra Park and Linton Gardens.

This delightful home boasts generously proportioned accommodation over two floors. The porch provides access into a welcoming and inviting entrance hall with ELEGANT STAIRCASE leading to the upper floor. From here, you can access the SPACIOUS LOUNGE, a separate DINING ROOM and a WELL-APPOINTED KITCHEN with separate UTILITY ROOM, in addition there is also a VERSATILE FIFTH BEDROOM/ STUDY on the ground floor. Upstairs, you'll find FOUR WELL-PROPORTIONED BEDROOMS, two of which feature EN SUITE FACILITIES, along with a family bathroom and a SEPARATE WC all accessible from a central landing.

This desirable property occupies a slightly elevated position set back from the road, has PARTIAL SEA VIEWS and a REAR GARDEN.

Viewing comes highly recommended, call the owners agents now to arrange a viewing

#### **CONCRETE STEPS LOCATED AT THE SIDE OF THE PROPERTY**

With terraced front garden leading, part double glazed UPVC door leading to:

#### **PORCH**

Frosted double glazed windows, further original wooden door with decorative stained glass inserts leading to:

#### **HALLWAY**

Laminate flooring, decorative coving surround, skirting boards, under stairs storage, large stained glass window to the side of the property, original staircase with decorative spindles and radiator.

#### **RECEPTION ROOM**

19'7 into bay x 13'4 max (5.97m into bay x 4.06m max )

Laminate flooring, two radiators, skirting boards, decorative cornicing, double glazed bay window to front aspect with sea views.

#### **RECEPTION ROOM**

19'2 into bay x 13'4 max (5.84m into bay x 4.06m max )

Laminate flooring, skirting boards, radiator, decorative cornicing, double glazed bay window to rear aspect overlooking the courtyard and garden beyond.

#### **BEDROOM/ STUDY**

15'5 into bay x 7'8 max (4.70m into bay x 2.34m max )

Laminate flooring, skirting boards, radiator, decorative cornicing, double glazed boxed bay windows with views of the sea.

#### **HALL**

Providing access to:

#### **WC**

5'6 x 3'7 (1.68m x 1.09m)

Low level wc, wash hand basin with cupboard beneath, part tiled walls, tiled flooring and extractor fan.

#### **UTILITY ROOM**

Frosted double glazed window to side, laminate flooring, double glazed door providing access to courtyard.

#### **KITCHEN-DINER**

20'2 x 10'5 (6.15m x 3.18m)

Fitted with a range of eye and base level cupboards and drawers, double sized electric oven with seven ring gas hob and extractor over, space and plumbing for washing machine, space for fridge freezer, radiator, marble effect splashback, skirting boards, tiled flooring, spotlights to ceiling, double glazed door leading to the courtyard garden, double glazed windows to all aspects.

#### **FIRST FLOOR LANDING**

Radiator, original decorative cornicing, large feature stained glass window, double glazed half bay window to side aspect.

**BEDROOM**

15'4 into bay x 9'2 (4.67m into bay x 2.79m)

Laminate flooring, radiator, skirting boards, coving surround, double glazed by window to front aspect with far reaching views to the sea.

**BEDROOM**

16'7 max x 13'7 max (5.05m max x 4.14m max )

Laminate flooring, decorative cornicing, radiator, three double glazed windows to front aspect having views to the sea, door to:

**EN SUITE**

5'5 x 4'9 (1.65m x 1.45m)

Wash basin with storage beneath, corner shower enclosure, wc, tiled surround, tiled flooring, extractor fan.

**BEDROOM**

16'6 max x 13'7 max (5.03m max x 4.14m max )

Laminate flooring, skirting boards, radiator, double glazed window to rear aspect overlooking the garden, door to:

**EN SUITE**

5'5 x 5' (1.65m x 1.52m)

Tiled flooring, tiled surround, wc, wash hand basin with storage below, corner shower, extractor fan.

**INNER HALL**

Radiator, laminate flooring, double glazed window to side aspect, leading to:

**BEDROOM**

17'4 max x 10'7 max (5.28m max x 3.23m max )

Laminate flooring, two radiators, skirting boards, three double glazed windows.

**WC**

7'2 x 3'2 (2.18m x 0.97m)

Low level wc, tiled flooring, part tiled walls, radiator, wash hand basin with storage below, frosted double glazed window to side aspect.

**BATHROOM**

8'2 x 7'3 (2.49m x 2.21m)

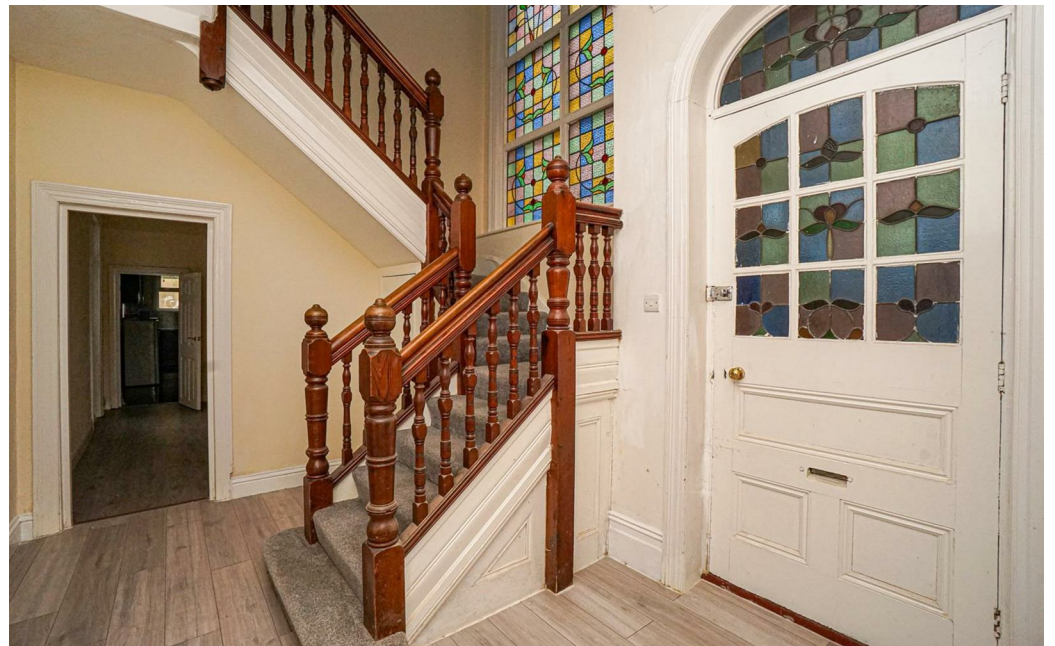
Tiled flooring, tiled surround, heated towel rail, wash hand basin with storage below, wc, panelled bath with shower attachment, frosted double glazed window to side and extractor fan.

**BOILER ROOM**

Housing the boiler and water tank.

**REAR GARDEN**

Running around the rear of the property with steps up to an area of lawn, in need of some cultivation with trees and bushes to the rear, part walled and part fenced boundaries.



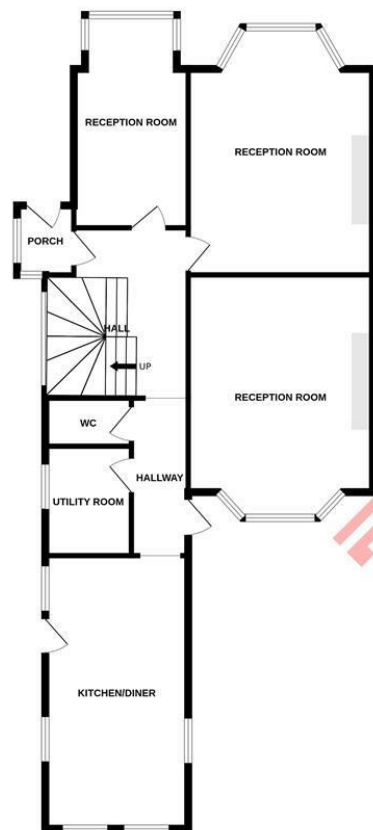




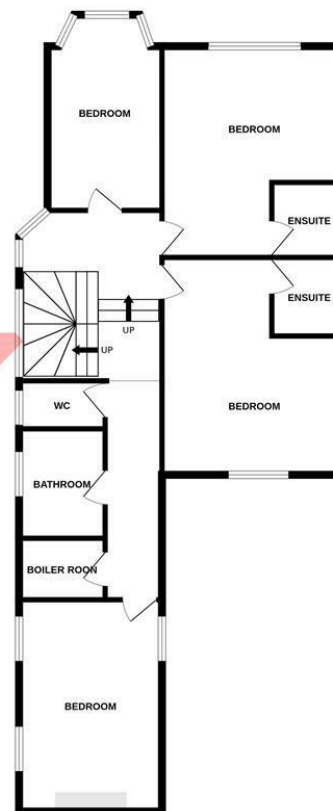




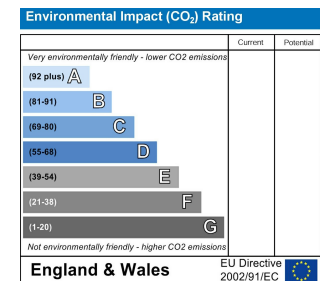
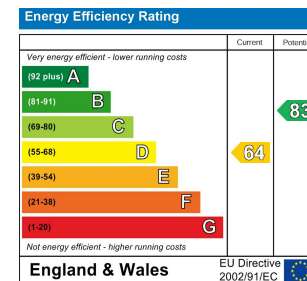
GROUND FLOOR



1ST 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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