



Linton Road, Hastings TN34 1TN

Offers in excess of £750,000



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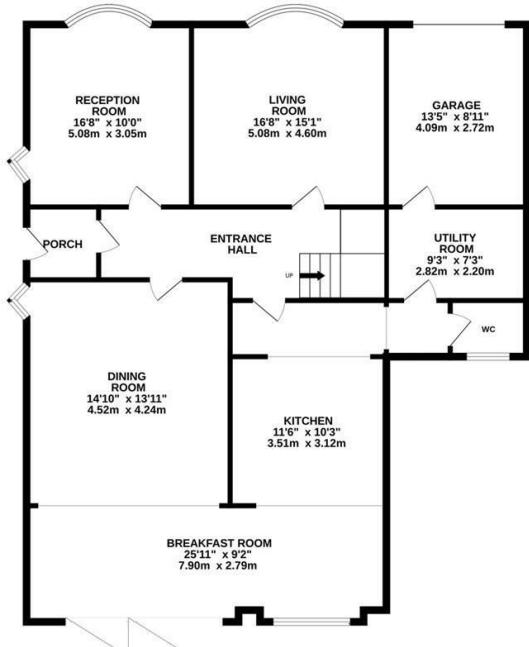


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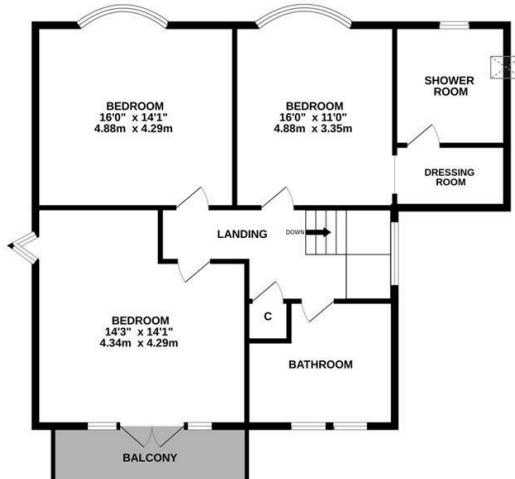


An attractive 1930's DETACHED FAMILY HOME with extensive rear gardens, UNRIVALLED VIEWS, a garage and gated driveway. It's located in a PICTURESQUE SETTING, neighbouring Linton Gardens and only a short walk to Alexandra Park, the beach and Hastings Town centre where there is a mainline railway station with connections to London. The accommodation here has been extended and completely restored to provide a versatile space which retains a WEALTH OF ORIGINAL FEATURES AND CHARM. You enter into the enclosed porch where ground floor is arranged as a cosy living room with a large bay window and a feature fireplace, there is a SECOND RECEPTION ROOM which is currently used as a study but could be used as a fourth bedroom. The OPEN PLAN KITCHEN, DINING AND FAMILY AREA spans the rear of the property with large sliding doors framing panoramic views across Linton Gardens, they open to a raised patio area of garden creating a sense of indoor/outdoor living. The kitchen is FITTED WITH CONTEMPORARY UNITS and there is a SEPARATE UTILITY ROOM, downstairs cloakroom and access to the integral garage. On the first floor

GROUND FLOOR
1569 sq.ft. (145.8 sq.m.) approx.



1ST FLOOR
995 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA: 2565 sq.ft. (238.3 sq.m.) approx.

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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