



9 LINTON COURT, 37 LINTON ROAD, HASTINGS, EAST SUSSEX TN34 1TP

£200,000 LEASEHOLD

COMMUNAL ENTRANCE

Accessed via communal front door, Stairs and passenger lift giving access to the first floor, private front door opening into private entrance hall.

ENTRANCE HALL

Wall mounted security entry-phone system, radiator, coving to ceiling, useful large storage cupboard, wall mounted consumer unit for the electrics.

LOUNGE/DINING ROOM

21' 0" x 11' 9" (6.40m x 3.58m) Two radiators, television, point, telephone point, serving hatch through to kitchen, wall mounted cupboard housing concealed boiler, two double glazed windows to front and further double glazed window side.

KITCHEN

Coving to ceiling, serving hatch through to lounge/dining room, a fitted kitchen comprising a range of lower base cupboards, space for cooker, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls, tiled flooring, double glazed window to side.

BEDROOM 1

12' 5" x 11' 6" (3.78m x 3.51m) Built-in wardrobes, telephone point, coving to ceiling, radiator, double glazed window to side.

BEDROOM 2

12' 5" x 9' 9" (3.78m x 2.97m) Built in wardrobes, radiator, double glazed window to side aspect.

SHOWER ROOM

Walk in shower enclosure, aquaboard with glass shower screen, vanity enclosed wash hand basin, dual flush low level WC, chrome ladder style heated towel rail, wall mounted vanity unit, extractor fan, wood effect vinyl flooring.

GARAGE

Located in block.

AGENTS NOTES

The seller advises that the property is offered with a share of the freehold and has 954 years remaining on the lease

Service charge is £1500.00 per annum

Council Tax Band C

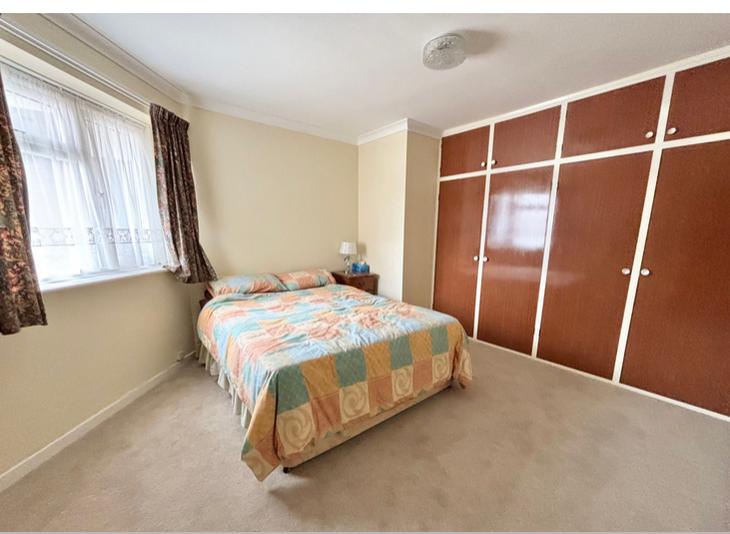
EPC Rating C

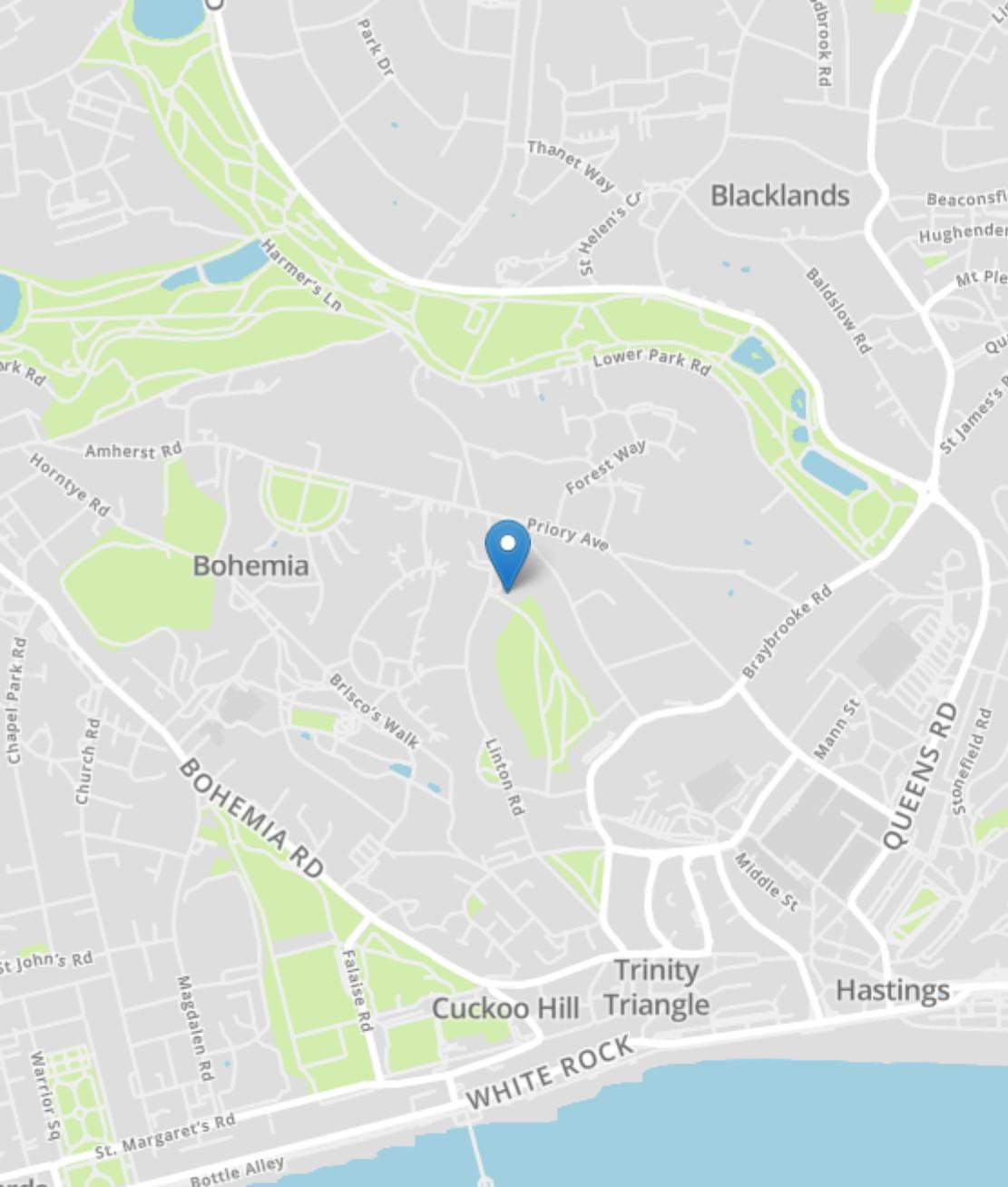
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

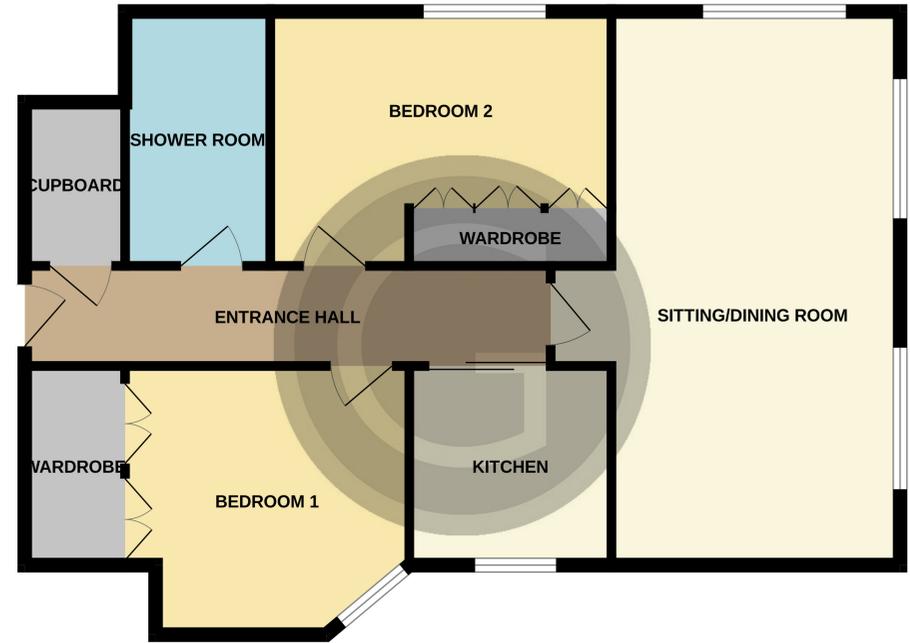
DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





FIRST 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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