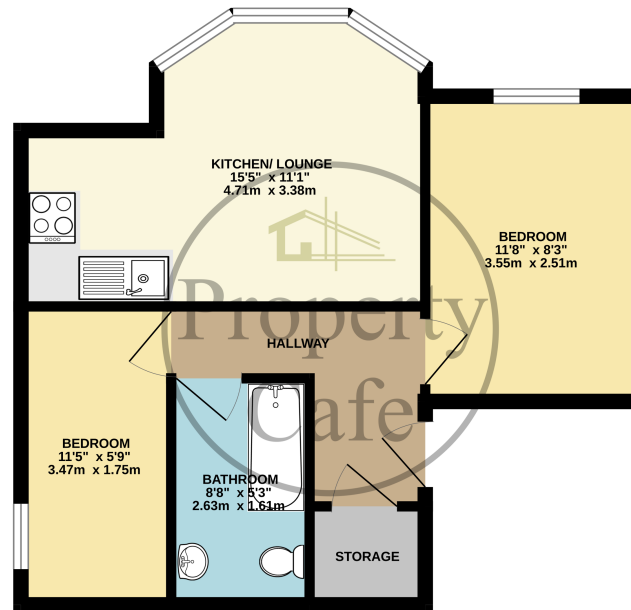


Flat 4, 18 Linton Road, Hastings, East Sussex, TN34 1TW
£850 pcm

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.5 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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Property Cafe are delighted to offer to the lettings market this top floor flat situated in a sought after residential location on the outskirts of Hastings town centre, just a short walk into the town and in close proximity to the mainline railway station. Internally the property offer a spacious open plan kitchen and lounge with bay fronted window and beautiful sea views across the town, a good size double bedroom, a single bedroom/ study and a modern fitted white suite bathroom with electric shower. Additionally the property offers electric heating, traditional sash windows, neutral decor, ample on street permit parking and is available now on a long let. A minimum annual income of £25,500 per household is required to be eligible and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bedrooms: 1
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: On Street. Permit.
Heating Sources: Central. Electric.
Electricity Supply: Mains Supply.

- Second floor flat to let.
- Electric heating and single glazing.
 - Beautiful sea views.
- Open plan kitchen and lounge with bay window.
 - On the outskirts of Hastings town centre.

Receptions: 1
EPC Rating: D (55)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

- Neutral decor throughout.
- Ample on street permit parking.
 - Two good size bedrooms.
 - Available now on a long let.
- Modern white suite bathroom.