

# Cambridge Gardens, Hastings, TN34 1EH

This one-bedroom decorated first-floor flat is conveniently located in the heart of Hastings' town centre, close to all amenities, the mainline train station, and the seafront promenade.

The property includes a large living room with views of Cambridge Gardens, an open-plan fitted kitchen with an electric cooker, a double bedroom and a white fitted bathroom with a shower over the bath.

This property also features electric heating and permit parking.

#### Please note:

An annual household income of £24,000 will be required for the affordability criteria of this property.

The minimum tenancy length is 12 Months.

Available mid April 2025.











**Living Room** 12'10" x 10'9" (3.93m x 3.30m)

Kitchen

6'6" x 6'2" (2.00m x 1.90m)

**Bedroom** 13'9" x 10'5" (4.20m x 3.20m)

**Bathroom** 

6'1" x 5'5" (1.86m x 1.66m)

Council Tax Band A - £1,702.76 Per Annum







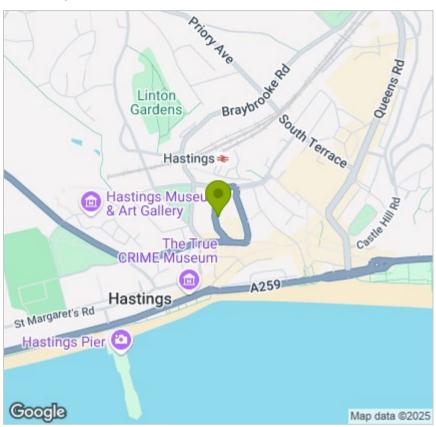
## Floor Plan Area Map



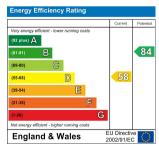
## Viewing

Please contact us on 01424 446644

if you wish to arrange a viewing appointment for this property or require further information.



#### **Energy Efficiency Graph**



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.