



**Cambridge Gardens, Hastings TN34 1EN**



**welcome to**

## **Cambridge Gardens, Hastings**

Fox & Sons are delighted to bring to the market this FIRST FLOOR CONVERTED APARTMENT situated in the ever popular town centre location of Cambridge Gardens. This apartment offers a DOUBLE BEDROOM, fitted kitchen and shower room, This property comes with a LONG LEASE AND IS BEING SOLD WITH NO FORWARD CHAIN, a SHARE OF FREEHOLD and is walking distance to local amenities and train station. Please call sole agents today to arrange your viewing!





### Access Via

Communal front door with telephone entry system with staircase rising to first floor with private front door into;

### Entrance Hall

With large storage cupboard for ample storage. Doors off to the following;

### Kitchen

12' 10" x 6' 10" ( 3.91m x 2.08m )

Fitted kitchen with small range of wall and base units incorporating one and half stainless steel sink and drainer unit, washing machine, fridge/freezer, radiator, wall mounted gas boiler and sash window to the front aspect.

### Lounge

15' x 10' 10" ( 4.57m x 3.30m )

Single glazed bay sash window to the front aspect, radiator and carpet as laid.

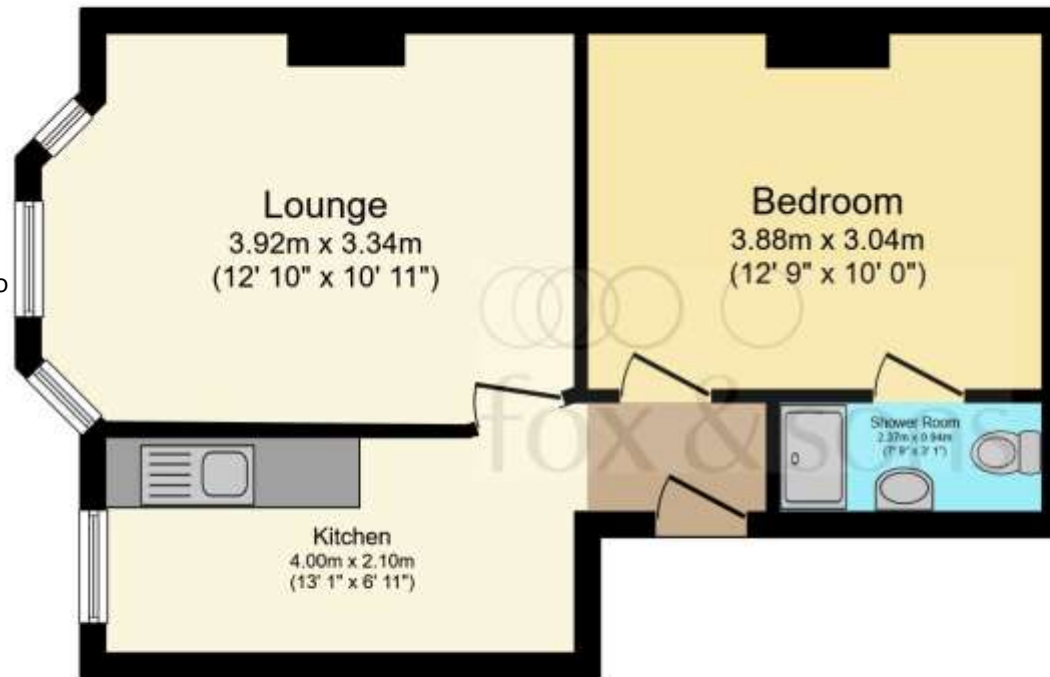
### Bedroom

12' x 8' 10" ( 3.66m x 2.69m )

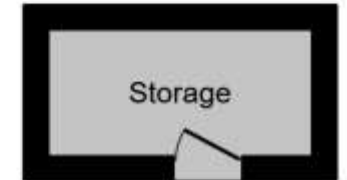
Sash window to the rear aspect, radiator and door to shower room;

### Shower Room

Fitted with a white suite comprising of a shower enclosure, wash hand basin with tiled splashbacks, low level wc, and extractor fan.



Floor Plan



Outbuilding

Total floor area 41.0 sq.m. (441 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Cambridge Gardens, Hastings

- Converted Apartment
- One Double Bedroom
- Fitted Kitchen & Bathroom
- Town Centre Location
- Chain Free
- Share Of Freehold

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121431 - 0003

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