



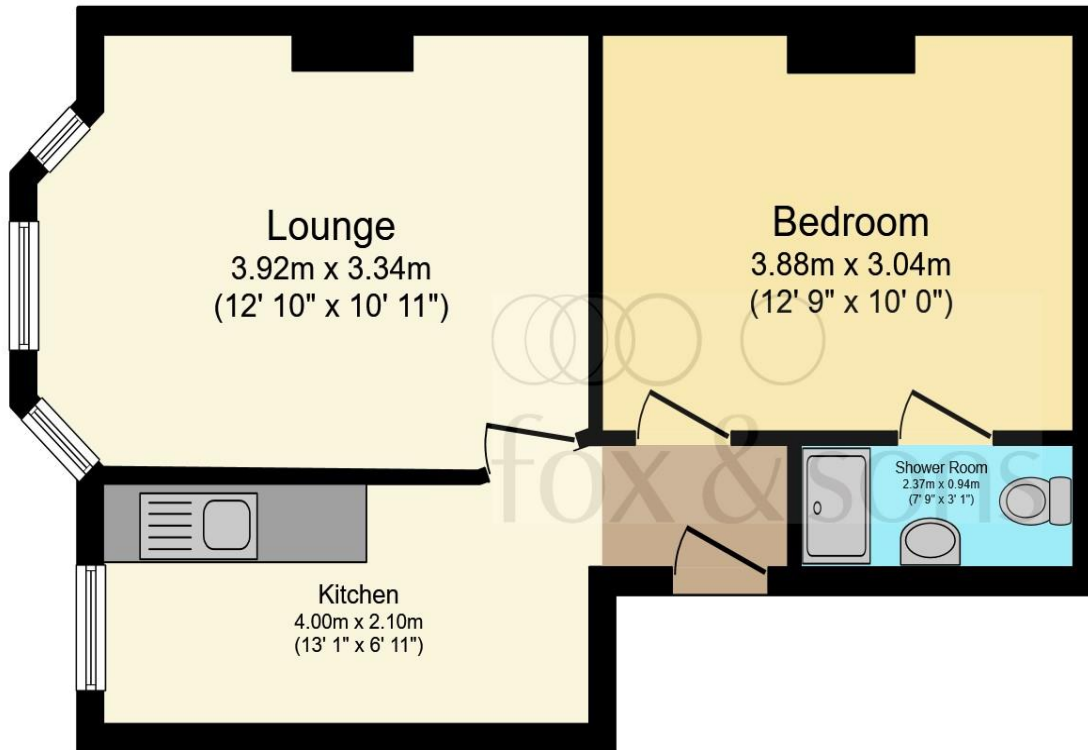
Cambridge Gardens, Hastings TN34 1EN

welcome to

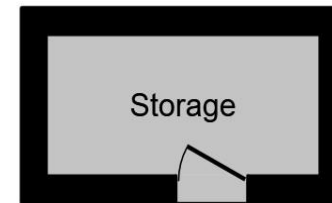
Cambridge Gardens, Hastings

OPEN DAY SATURDAY 5TH OCTOBER Welcome to the market this one bedroom first floor apartment set in this period property. This property is very well presented throughout and comes with NO FORWARD CHAIN and a SHARE OF FREEHOLD and is walking distance to local amenities and train station.





Floor Plan



Outbuilding

Access Via

Entrance Hall

Kitchen

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

Lounge

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

Bedroom

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

Shower Room

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.

welcome to

Cambridge Gardens, Hastings

- ONE DOUBLE BEDROOM
- FIRST FLOOR APARTMENT
- FITTED KITCHEN & BATHROOM
- TOWN CENTRE LOCATION
- CHAIN FREE

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.

£130,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS122186



Property Ref:
HAS122186 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex,
TN34 1BE



fox-and-sons.co.uk