



ESTATE AGENTS

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Price £400,000

***** INVESTMENT OPPORTUNITY *****

PCM Estate Agents are delighted to present to the market this VICTORIAN THREE STOREY BAY FRONTED BUILDING having been divided into THREE SELF-CONTAINED ONE BEDROOMED FLATS with tenants in residence generating an approximate rental income of £25,908 per annum.

The GROUND FLOOR FLAT offers accommodation comprising a LIVING ROOM, kitchen, BEDROOM and bathroom whilst also having access into its own COURTYARD STYLE GARDEN. This flat is IN NEED OF SOME MODERNISATION and does have gas fired central heating.

The FIRST FLOOR FLAT is in SUPERB DECORATIVE ORDER throughout having been recently refurbished with a MODERN KITCHEN, MODERN SHOWER ROOM and modern state of the art electric heating. The accommodation comprises an entrance hall with AMPLE STORAGE space, LARGE LOUNGE-DINER, MODERN KITCHEN, LARGE DOUBLE BEDROOM and a shower room. This flat also has access to the main section of GARDEN.

The SECOND FLOOR FLAT again is in good decorative order throughout with gas central heating and accommodation comprising a GOOD SIZED LOUNGE-DINER, MODERN KITCHEN, MODERN BATHROOM and a LARGE DOUBLE BEDROOM.

The first and second floor flats benefit from LOVELY VIEWS extending over the town and to the sea from the front of the building.

We understand that the property is on ONE TITLE and the building has been separated into THREE SELF-CONTAINED FLATS offering a fantastic opportunity for a buy-to-let investor/ landlord to add to their portfolio. This is a ready made investment generating an immediate income.

Conveniently positioned on this sought-after road within the West Hill region of Hastings, close to the open spaces and panoramic views of the West Hill itself, and within walking distance to Hastings town centre.

Viewing comes recommended, please contact the owners agents now to book your appointment.

GROUND FLOOR FLAT

Communal front door leading to communal entrance hall, private front door to:

LIVING ROOM

15'2 x 11'2 (4.62m x 3.40m)

Coving to ceiling, fireplace, wall mounted boiler, radiator, sash window to rear aspect overlooking a private section of courtyard garden, wall mounted thermostat control for gas fired central heating, doorway leading to kitchen and door to bedroom.

KITCHEN

7'3 x 5'8 (2.21m x 1.73m)

Space for gas cooker, inset stainless steel sink with mixer tap, sash window and door to rear aspect, views and access onto the courtyard garden, door opening to:

BATHROOM

Panelled bath, radiator, wall mounted wash hand basin with tiled splashbacks, further door opening to:

WC

Low level wc, heated towel rail, window to rear aspect.

BEDROOM

17'5 into bay x 13'5 (5.31m into bay x 4.09m)

Cornicing, ceiling rose, picture rail, sash bay window to front aspect.

FIRST FLOOR FLAT

Communal entrance with stairs to the first floor, private front door to:

ENTRANCE HALL

Down lights, large storage cupboard housing space and plumbing for washing machine and recessed shelving, additional storage space, open plan to:

LOUNGE-DINER

17'6 into bay x 11'8 (5.33m into bay x 3.56m)

Television point, wall mounted electric radiator (currently not wall mounted just needs fixing to wall) partially open plan to kitchen, sash bay window to front aspect.

KITCHEN

10'4 x 7'5 (3.15m x 2.26m)

Down lights, electric radiator, sash window to front aspect with views over the town, modern and fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and matching upstands, electric hob, oven below and extractor over, inset drainer-sink unit with mixer tap, space for tall fridge freezer.

BEDROOM

14'8 x 12' (4.47m x 3.66m)

Wall mounted electric radiator, built in wardrobe, sash window to rear aspect with pleasant views onto the garden, door to:

SHOWER ROOM

9'8 x 6'2 (2.95m x 1.88m)

Window and door to rear aspect, walk in shower with electric shower unit, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled splashbacks, ladder style heated towel rail, down lights.

SECOND FLOOR FLAT

Communal entrance with stairs rising to second floor flat, private front door leading to:

ENTRANCE HALL

Large storage cupboard, radiator, wall mounted thermostat control for gas fired central heating, loft hatch providing access to lofty space.

LOUNGE-DINER

17'5 x 12'3 (5.31m x 3.73m)

Cornicing, tiled fireplace, sash bay window to front aspect with lovely far reaching townscape views and views of the sea.

KITCHEN

11'6 x 8' (3.51m x 2.44m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, space for electric cooker, space for tall fridge freezer, space and plumbing for washing machine, inset drainer-sink unit with mixer tap, sash window to front aspect with lovely townscape views extending over Hastings.

BEDROOM

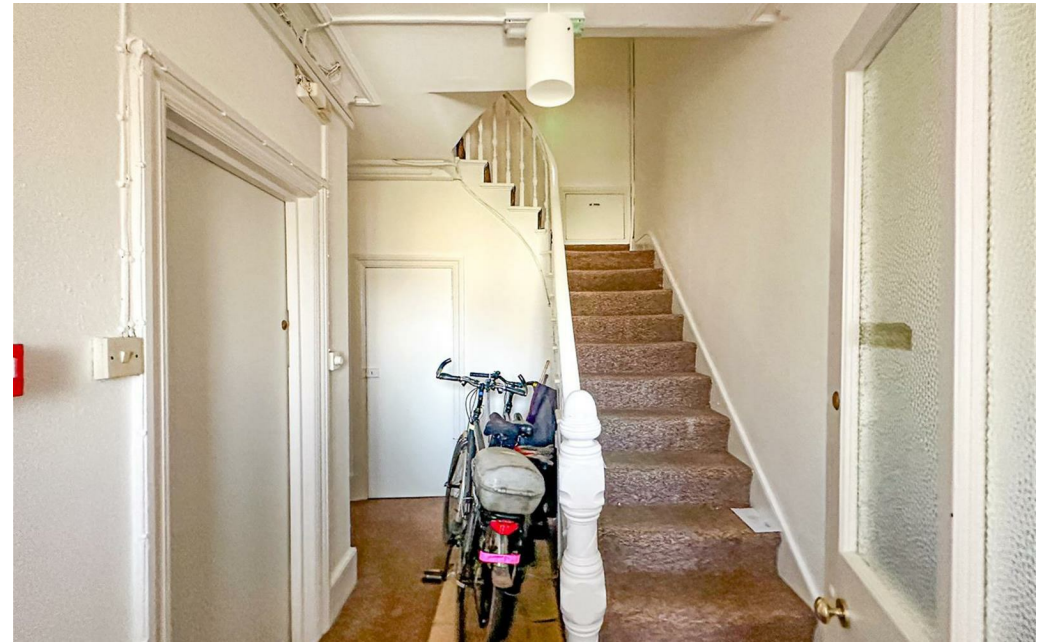
14'8 x 12'4 (4.47m x 3.76m)

Built in cupboard, radiator, picture rail, sash windows to rear aspect having views to the rear.

BATHROOM

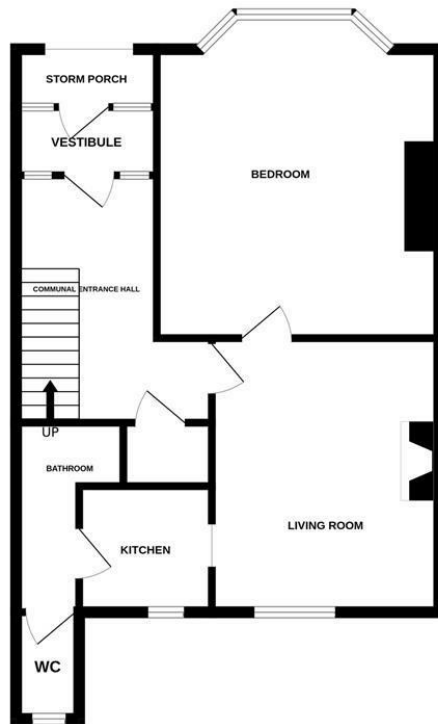
Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, wall mounted boiler, sash windows with obscured glass for privacy to the rear aspect.



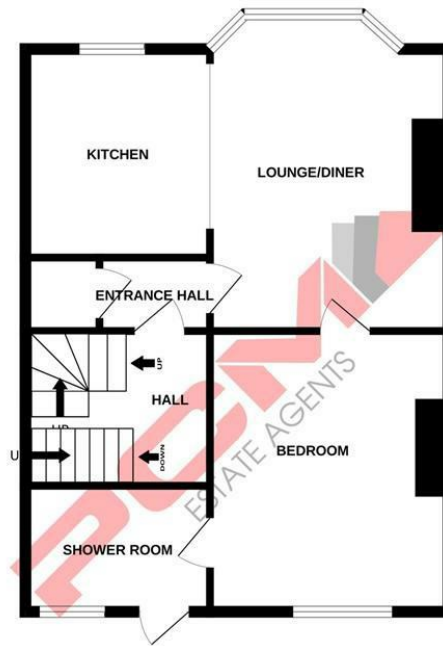




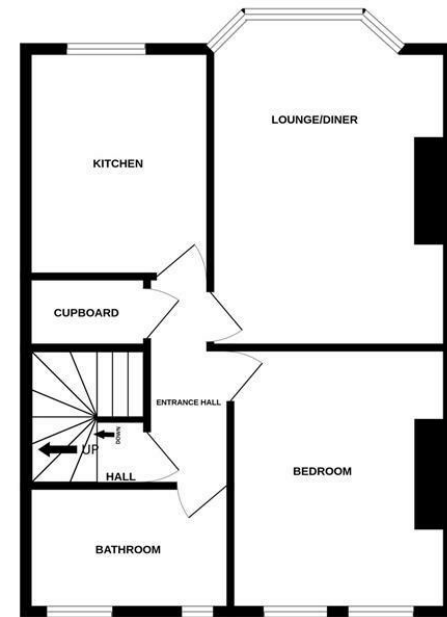
GROUND FLOOR



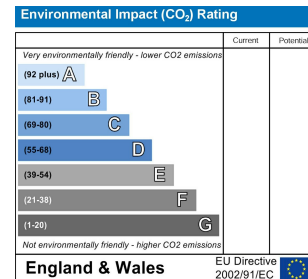
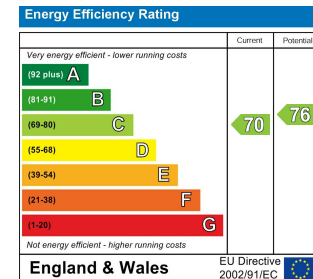
1ST FLOOR



2ND 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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