



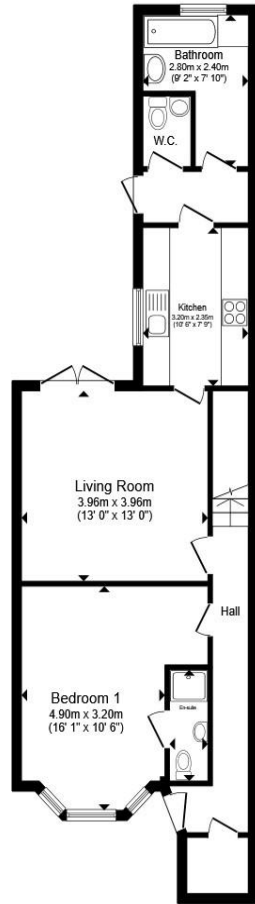
Cambridge Gardens, Hastings TN34 1EH

welcome to

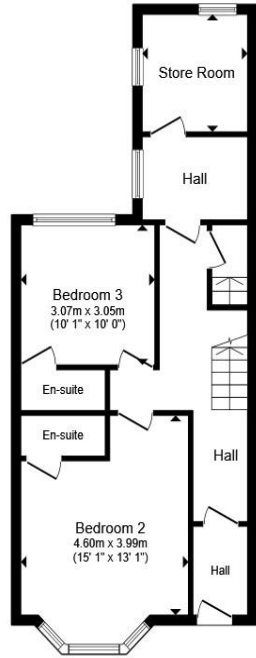
Cambridge Gardens, Hastings

Opportunity to purchase this six bedroom guest house with self contained one bedroom flat situated in the centre of Hastings Town.

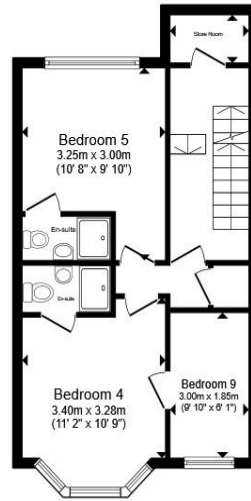




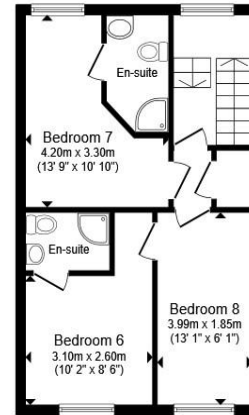
Basement



Ground Floor



First Floor



Second Floor

Basement Flat

Living Room

13' x 13' (3.96m x 3.96m)

Kitchen

Bathroom

7' 10" x 9' 2" (2.39m x 2.79m)

Bedroom

10' 6" x 16' 1" (3.20m x 4.90m)

Guest House

Ground Floor Level

Entrance Hall

Bedroom

13' 1" x 15' 1" (3.99m x 4.60m)

En Suite

Bedroom

10' x 10' 1" (3.05m x 3.07m)

En Suite

Store Room

First Floor Landing

Bedroom

10' 9" x 11' 2" (3.28m x 3.40m)

Walk In Wardrobe

6' 1" x 9' 10" (1.85m x 3.00m)

En Suite

Bedroom

9' 10" x 10' 8" (3.00m x 3.25m)

En Suite

Store Room

Second Floor Landing

Bedroom

10' 10" x 13' 9" (3.30m x 4.19m)

En Suite

Bedroom

8' 6" x 10' 2" (2.59m x 3.10m)

En Suite

Bedroom

6' 1" x 13' 1" (1.85m x 3.99m)

Total floor area 201.5 m² (2,169 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Cambridge Gardens, Hastings

- 6 BEDROOM GUEST HOUSE
- OFF ROAD PARKING
- TOWN CENTRE LOCATION
- FREEHOLD INVESTMENT OPPORTUNITY
- BASEMENT FLAT INCLUDED

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

£385,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS123952



Property Ref:
HAS123952 - 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.

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