

**RUSH
WITT &
WILSON**



RUSH
WITT &

18 Cambridge Gardens, Hastings, TN34 1EH
£385,000 Freehold

Nestled in the vibrant heart of Hastings, this remarkable six-bedroom guest house presents an exceptional investment opportunity. The property, a charming Victorian terrace, boasts a freehold title and is ideally situated for those seeking to immerse themselves in the local culture and attractions.

The guest house is thoughtfully arranged, featuring a self-contained one-bedroom flat on the lower ground floor. This flat offers convenient access to a courtyard garden, perfect for relaxation or outdoor dining, along with its own designated parking space. The upper floors are dedicated to six well-appointed guest rooms, each equipped with en-suite shower rooms, ensuring comfort and privacy for visitors. This property not only provides a lucrative business opportunity but also allows for the potential of personal use or conversion, depending on your vision. With its prime location, you will find yourself just moments away from Hastings' bustling town centre, where a variety of shops, restaurants, and local attractions await.

Whether you are an experienced investor or looking to embark on a new venture, this guest house offers a unique chance to own a piece of Hastings' rich heritage while enjoying the benefits of a thriving tourism sector. Do not miss the opportunity to explore this versatile property that combines charm, convenience, and potential in one attractive package.

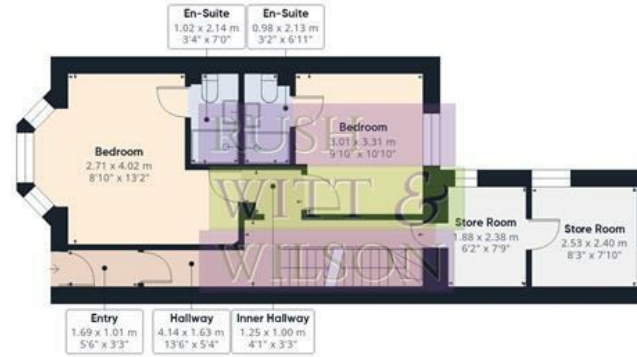








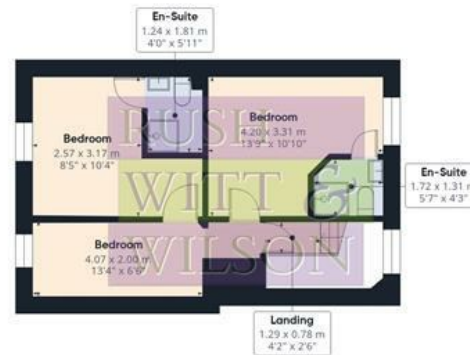
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

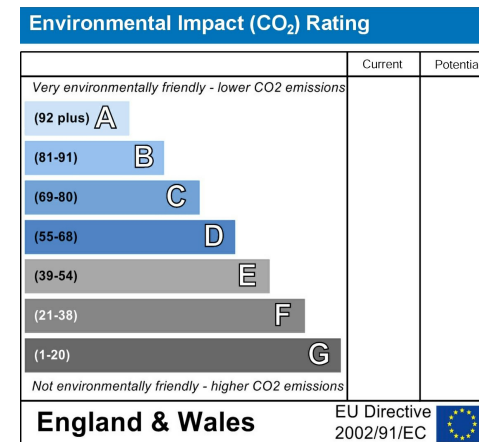
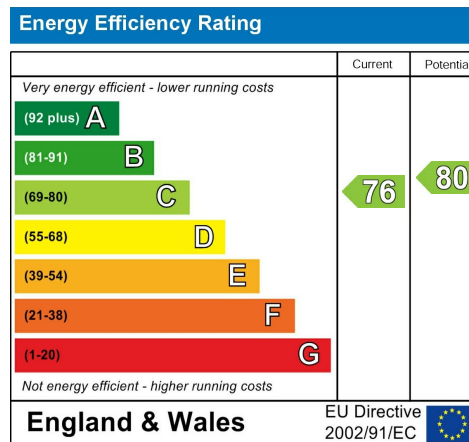
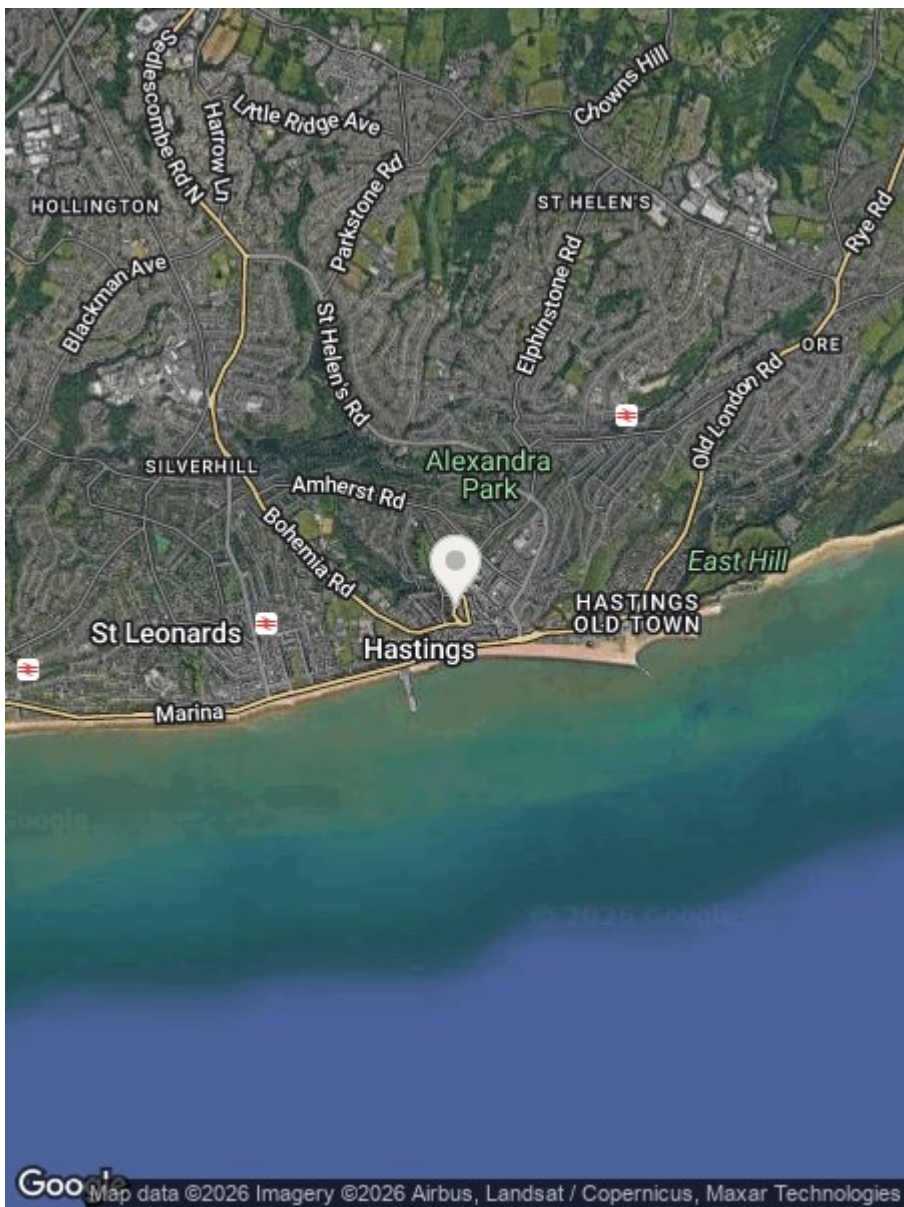
181.9 m²
1959 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Council Tax Band - TBA

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**