







PCM
ESTATE AGENTS

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Price £365,000

PCM Estate Agents are delighted to welcome to the market this INVESTMENT OPPORTUNITY with NINE BEDROOMS, TWO KITCHENS and THREE SHOWER ROOMS, located in the heart of Hastings town centre, within easy reach of Hastings mainline railway station, local bus routes and seafront. Offered to the market CHAIN FREE.

This SUBSTANTIAL MULTI-LEVEL PROPERTY benefits from flexible accommodation throughout, with strong POTENTIAL FOR REFURBISHMENT and INCOME GENERATION.

A number of the bedrooms benefit from sinks, making this well suited for multiple occupancy or letting purposes, subject to the necessary consents. There is a GENEROUS COMMUNAL SPACE and versatile accommodation spread across the lower ground floor, ground floor, first, second and third floors. Both kitchens are in need of modernisation but present an ideal opportunity for improvement.

The property also benefits from OFF ROAD PARKING to the front and a REAR GARDEN which is mainly laid to lawn, providing a pleasant outdoor space for occupants.

This property presents a RARE OPPORTUNITY for investors seeking a property in the heart of the town centre. Please call the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE PORCH
Double glazed window to side aspect, cupboard housing the consumer unit and fire alarm system, further door to:

ENTRANCE HALL
Stairs to upper sand lower floor accommodation, doors to:

BEDROOM ONE
10'7 max x 16'4 (3.23m max x 4.98m)
Wash hand basin, entry phone system, electric radiator, double glazed window to front aspect.

BEDROOM
17'3 x 16'8 max into bay (5.26m x 5.08m max into bay)
Electric radiator, wash hand basin, entry phone, double glazed bay window to rear aspect.

LOWER FLOOR HALL
Door opening to the rear garden, further door to:

KITCHEN
16'5 max x 14'6 max (5.00m max x 4.42m max)
Fitted and comprising a range of eye and base level units, electric four ring hob with oven below and extractor above, stainless steel sink with mixer tap, cupboard housing the hot water cylinder, tiled flooring, double glazed window to front aspect, door to utility and opening to:

LOBBY
Double glazed door opening to the side providing a return to street level.

UTILITY
Space and plumbing for washing machine, space for tumble dryer, door opening to:

SHOWER ROOM
Shower cubicle, wash hand basin, part tiled walls, frosted double glazed window to side aspect, opening to:

SEPARATE WC
Low level wc, wash hand basin and extractor fan.

LOUNGE
16'2 max x 14'1 max (4.93m max x 4.29m max)
Electric radiator, double glazed bay window to rear aspect.

FIRST FLOOR LANDING
Stairs rising to the second floor, doors opening to:

SHOWER ROOM
Shower with separate wc and wash hand basin, frosted double glazed window to front aspect.

BEDROOM
16'9 x 10'8 (5.11m x 3.25m)
Wash hand basin, entry phone system, storage cupboard with hanging space, double glazed window to front aspect.

BEDROOM
17'5 x 16'8 (5.31m x 5.08m)
Electric radiator, wash hand basin, entry phone, double glazed window to rear aspect.

SECOND FLOOR LANDING
Stairs rising to the top floor, doors to:

SHOWER ROOM
Shower unit, wc, wash hand basin, electric towel rail, part tiled walls, frosted double glazed window to front aspect.

BEDROOM
17' x 10'7 (5.18m x 3.23m)
Built in wardrobe with hanging space, electric radiator, entry phone system, wash hand basin, double glazed window to front aspect.

BEDROOM
17'6 x 13'5 (5.33m x 4.09m)
Entry phone system, electric radiator, wash hand basin, double glazed window to rear aspect.

THIRD FLOOR LANDING
Loft hatch, storage cupboard, double glazed window to front aspect, doors to:

KITCHEN
9'1 max x 7'8 (2.77m max x 2.34m)
Fitted with a range of eye and base level units, four ring electric hob with electric oven below, inset stainless steel sink, double glazed window to rear aspect.

BEDROOM
12' max into eaves x 10'7 (3.66m max into eaves x 3.23m)
Entry phone system, wash hand basin, double glazed window to front aspect.

RECEPTION ROOM/ BEDROOM
13'1 max into eaves x 9'2 max (3.99m max into eaves x 2.79m max)
Double glazed window to rear aspect.

OUTSIDE - FRONT
Dropped kerb providing off road parking, steps descending to the lower floor entrance, further entrance at ground level.

REAR GARDEN
In need of cultivation, having an area of patio leading to an area of lawn.

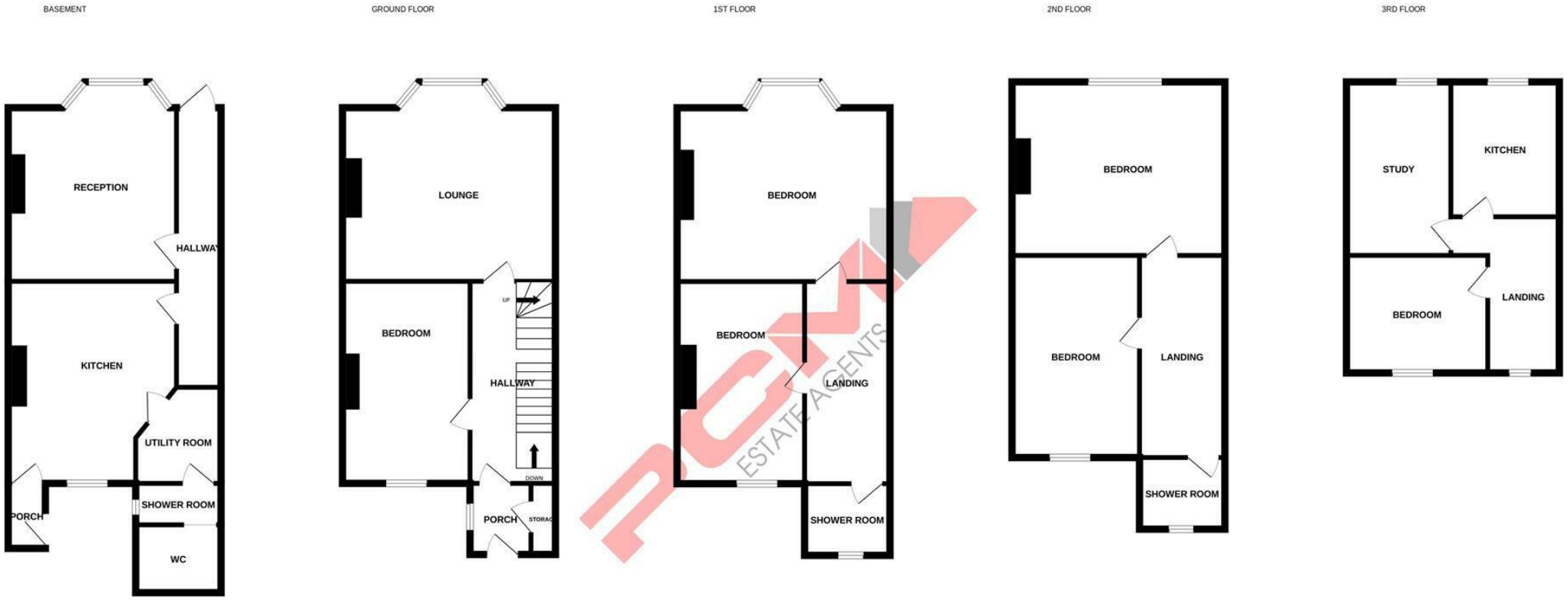
Council Tax Band: H



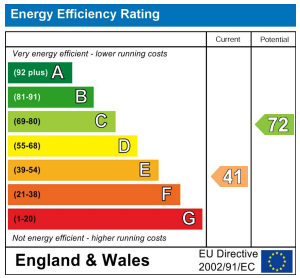


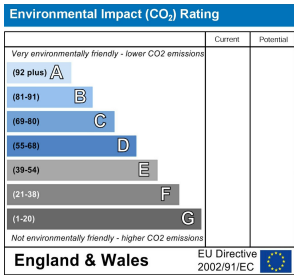






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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