



PCMA
ESTATE AGENTS

8, Devonshire Road, Hastings, TN34 1NF

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Price £400,000

8, Devonshire Road, Hastings, TN34 1NF

We are acting in the sale of the above property and have received an offer of £390,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this INVESTMENT OPPORTUNITY located in the heart of Hastings town centre, offering easy access to the mainline railway station, bus routes and seafront. This SUBSTANTIAL MULTI-LEVEL PROPERTY benefits from flexible accommodation throughout, with strong POTENTIAL FOR REBURBISHMENT and INCOME GENERATION.

The property comprises NINE BEDROOMS, TWO KITCHENS, THREE SHOWER ROOMS and a bathroom. With many rooms benefitting from sinks, making it well-suited for multiple occupancy or letting purposes, subject to the necessary consents.

Internally, the layout offers a generous communal space and versatile configuration, with rooms spread across the lower ground, first, second and top floors. Both kitchen's are IN NEED OF MODERNISATION but present an ideal opportunity for improvement. The property also benefits from OFF ROAD PARKING to the front for multiple vehicles and a GOOD SIZED REAR GARDEN, mainly laid to lawn, providing a pleasant outdoor space for occupants.

Situated close to local amenities, transport links and the coastline, 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 HALLWAY

Small cupboard housing the consumer unit, fire alarm system, UPVC double glazed window to side aspect with door opening to:

BEDROOM

Double glazed window to front aspect, electric radiator, entry phone, sink with mixer tap.

BEDROOM

Double glazed bay window to rear aspect opening up onto views of the garden, electric radiator, inset sink with mixer tap, entry phone system.

LOWER GROUND FLOOR HALL

Providing access to the garden, further doors to:

BEDROOM

Double glazed bay window to rear aspect providing views onto the garden, electric radiator, storage cupboards either side of fireplace providing ample storage.

KITCHEN

In need of modernisation, comprising a range of eye and base level units, electric oven with extractor above, one & ½ stainless steel inset sink with mixer tap, electric radiator, double glazed window to front aspect, door providing access to porch and further door to:

LOBBY AREA/ UTILITY

Space and plumbing for washing machine, further door to:

BATHROOM

Shower cubicle, inset sink with mixer tap, double glazed frosted window to side aspect, opening to:

WC

With wc, wash hand basin and extractor fan.

PORCH

With cupboard housing further meters, UPVC double glazed door to side aspect opening to the lower floor courtyard and providing access to the front of the property.

FIRST FLOOR LANDING

Stairs rising to upper floor accommodation, doors to:

SHOWER ROOM

Shower cubicle, dual flush wc, sink and frosted double glazed window to front aspect.

BEDROOM

Electric radiator, entry phone system, double glazed window to front aspect.

BEDROOM

Electric radiator, sink, double glazed bay window to rear aspect.

SECOND FLOOR LANDING

Stairs rising to upper floor accommodation, doors opening to:

SHOWER ROOM

Shower tray, dual flush wc, inset sink and frosted double glazed window to front aspect.

BEDROOM

Entry phone system, electric radiator, sink, double glazed window to front aspect.

BEDROOM

Electric radiator, entry phone system, sink, double glazed windows to rear aspect.

TOP FLOOR LANDING

Half landing with double glazed window to front aspect, built in storage cupboard, doors to:

BEDROOM

Entry phone, inset sink, radiator, double glazed window to front aspect.

OCCASIONAL ROOM/ BEDROOM

Double glazed window to rear aspect.

KITCHEN

In need of modernisation but benefitting from a range of eye and base level units, freestanding electric oven, inset one & ½ bowl stainless steel sink with mixer tap, space for fridge freezer, double glazed frosted window to the rear aspect.

OUTSIDE - FRONT

Off road parking for multiple vehicles, steps down to the lower ground floor access.

REAR GARDEN

Mainly laid to lawn, good size and the perfect place to enjoy outdoor seating and entertainment.

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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