

**RUSH
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WILSON**



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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.

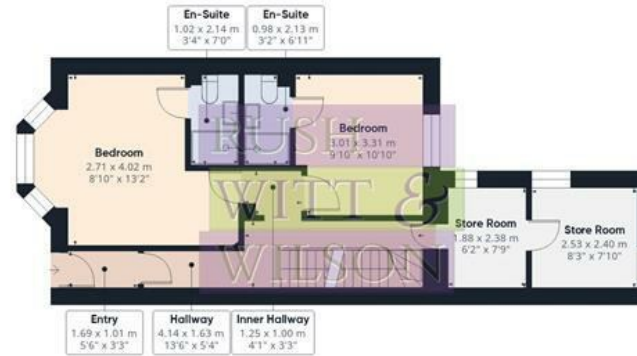








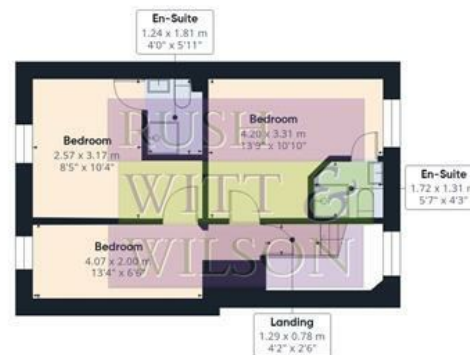
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

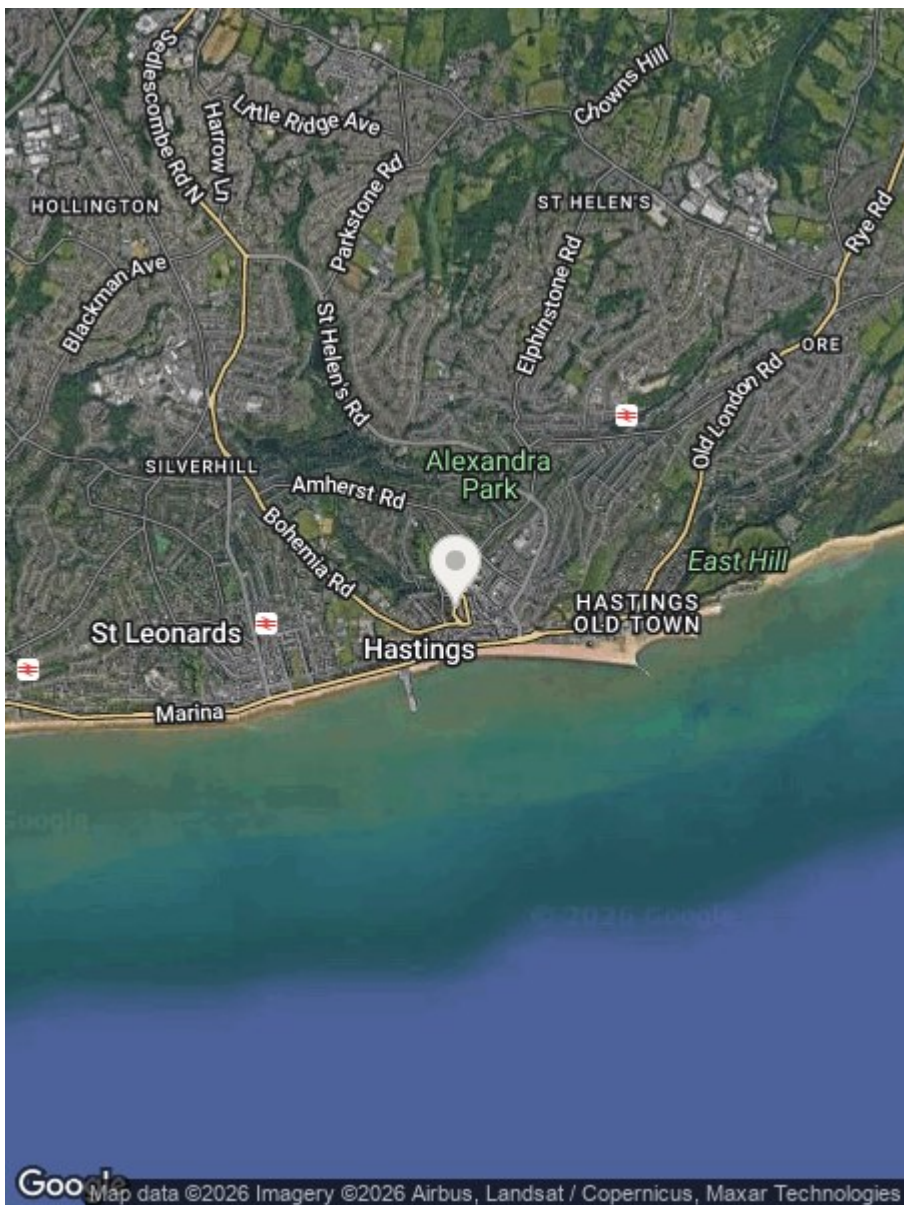
181.9 m²
1959 ft²


(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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:

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4. VAT: The VAT position relating to the property may change without notice.
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