



8 Devonshire Road, Hastings, TN34 1NF £400,000

We are pleased to present an exceptional investment opportunity located on Devonshire Road in the vibrant heart of Hastings. This substantial multi-level house offers a unique chance to acquire a property with immense potential for refurbishment and income generation. Comprising nine bedrooms, two kitchens, three shower rooms, and a bathroom, this property is well-suited for multiple occupancy or letting purposes, subject to the necessary consents. Many of the rooms are equipped with sinks, enhancing the convenience for future tenants. The internal layout features a generous communal space and a versatile configuration, with rooms distributed across the lower ground, first, second, and top floors. While both kitchens require modernisation, they present an ideal opportunity for improvement, allowing you to tailor the space to your specifications. Additionally, the property boasts off-road parking for multiple vehicles at the front, a valuable asset in this bustling area. The good-sized rear garden, mainly laid to lawn, offers a pleasant outdoor space for occupants to enjoy. Situated close to local amenities, transport links, and the beautiful coastline, this property is perfectly positioned for those seeking a central location. This is a rare opportunity for investors looking to secure a property in Hastings town centre. We encourage you to contact the owners' agents promptly to avoid disappointment and explore the potential this property has to offer.

Entry
6'4 x 5'9 (1.93m x 1.75m)

Hallway
3'6 x 16'4 (1.07m x 4.98m)

Living Room
17'5 x 16'7 (5.31m x 5.05m)

Bedroom
10'7 x 16'4 (3.23m x 4.98m)

Lower Ground floor

Entry
3'7 xx 4'10 (1.09m xx 1.47m)

Kitchen
12' x 16'5 (3.66m x 5.00m)

Inner Hallway
2'10 x 10'4 (0.86m x 3.15m)

Shower Room
6'1 x 7'9 (1.85m x 2.36m)

Separate WC
6'2 x 8'5 (1.88m x 2.57m)

Hallway
3' x 16'11 (0.91m x 5.16m)

Bedroom
12'10 x 15'9 (3.91m x 4.80m)

First Floor

Landing
6'3 x 3'10 (1.91m x 1.17m)

Shower Room
6'2 x 5'7 (1.88m x 1.70m)

Landing
6'4 x 10'2 (1.93m x 3.10m)

Bedroom
10'8 x 16'10 (3.25m x 5.13m)

Bedroom
17'6 x 13'6 (5.33m x 4.11m)

Second Floor

Landing
6'3 x 4'2 (1.91m x 1.27m)

Shower Room
6'6 x 4'10 (1.98m x 1.47m)

Landing
6'4 x 8'8 (1.93m x 2.64m)

Bedroom
9'6 x 16'11 (2.90m x 5.16m)

Bedroom
16'3 x 13'6 (4.95m x 4.11m)

Third Floor

Landing
2'10 x 1'3 (0.86m x 0.38m)

Bedroom
10'6 x 12' (3.20m x 3.66m)

Landing
2'10 x 8'1 (0.86m x 2.46m)

Kitchen
7'9 x 9'11 (2.36m x 3.02m)

Bedroom
8'3 x 12'11 (2.51m x 3.94m)

Agents Note
Council Tax Band - F

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.

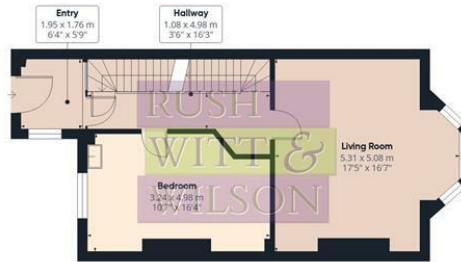
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with 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>



Floor -1



Floor 0



Floor 1



Floor 2



Floor 3

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Approximate total area⁽¹⁾

238.3 m²

2566 ft²

Reduced headroom

6.2 m²

66 ft²

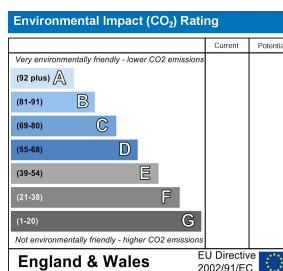
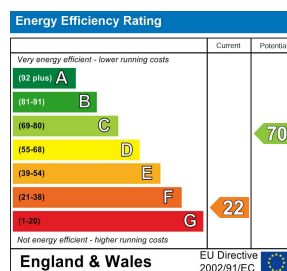
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



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