



ESTATE AGENTS

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Guide Price £400,000

**** GUIDE PRICE £400,000 - £460,000****

**** INVESTMENT OPPORTUNITY - TENANTS IN SITU ****

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this VICTORIAN SEMI DETACHED THREE STOREY PROPERTY currently arranged as 3X TWO BEDROOM FLATS that are currently occupied via tenants.

The LOWER GROUND FLOOR FLAT is IN NEED OF MODERNISATION but benefits from TWO BEDROOMS, gas central heating and double glazing, along with access to a PRIVATE REAR GARDEN. The GROUND FLOOR FLAT, accessed via street level, is a GOOD SIZED TWO DOUBLE BEDROOM FLAT with double glazing and gas central heating. The TOP FLOOR FLAT also benefits from TWO BEDROOMS.

Conveniently positioned within a sought-after region of Hastings, close to popular schooling establishments, nearby Alexandra Park and other amenities. Please call the owners agent now to arrange your viewing and avoid disappointment.

LOWER GROUND FLOOR FLAT

Steps descending from street level, with double glazed door leading to:

ENTRANCE HALL

Doors opening to:

LOUNGE

Double glazed bay window to front aspect, radiator.

KITCHEN-DINER

Range of eye and base level cupboards, four ring gas hob with oven below, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, boiler, extractor fan, double glazed window to side aspect.

BEDROOM

13' max x 11'10 (3.96m max x 3.61m)

Double glazed windows to front aspect, radiator.

BEDROOM

BATHROOM

Low level dual flush wc, panelled bath with mixer tap, wash basin, radiator, extractor fan.

REAR GARDEN

In need of cultivation, level and laid to lawn.

GROUND FLOOR FLAT

Accessed via the communal hallway, private front door to:

ENTRANCE HALLWAY

Space for storing shoes and under stairs storage, radiator, door to:

LOUNGE

16'10 into bay x 11'9 (5.13m into bay x 3.58m)

Double glazed bay window to front aspect, extractor fan, radiator.

KITCHEN

7'9 x 5'10 (2.36m x 1.78m)

Double glazed window to side aspect, space and plumbing for washing machine, space for range style cooker, range of base level units with cupboards above, inset sink with mixer tap, gas combination boiler.

BEDROOM

13'2 into bay x 11'9 (4.01m into bay x 3.58m)

Double glazed bay window to rear aspect, extractor fan, radiator.

BEDROOM

9'8 x 7'11 (2.95m x 2.41m)

Double glazed window to rear aspect, radiator, extractor fan.

BATHROOM

Modern suite comprising a wc, wash basin, panelled bath, extractor fan, part tiled walls.

FIRST FLOOR FLAT

Accessed via the communal entrance with stairs rising to the first floor, private front door to:

ENTRANCE HALL

LOUNGE

KITCHEN

BEDROOM

BEDROOM

BATHROOM

OUTSIDE - FRONT

Providing off road parking for one vehicles, storage for refuse bins, small area of front garden providing steps down to the lower ground floor flat.

EPC Ratings

Lower Ground Floor Flat: D

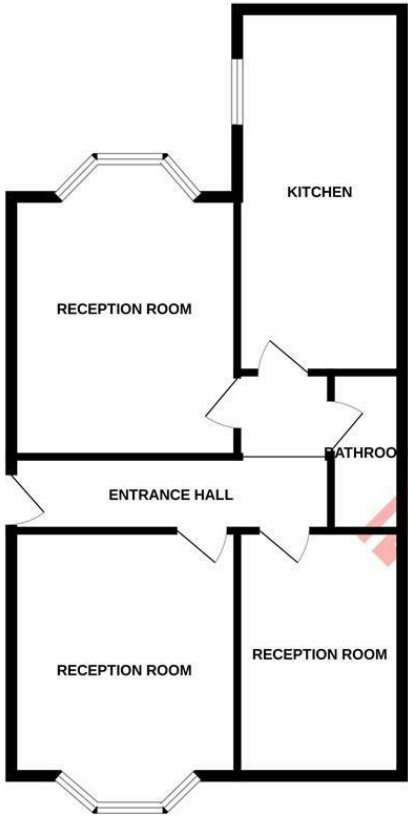
Ground Floor Flat: C

Top Floor Flat: D

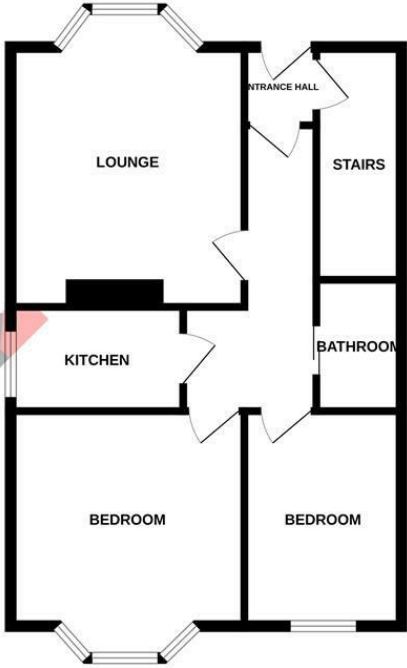
Council Tax Band: A



GROUND FLOOR



1ST FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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		