



ESTATE AGENTS

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Price £499,950

PCM Estate Agents are delighted to offer to the market this exciting opportunity to acquire a FREEHOLD PROPERTY IDEAL FOR INVESTMENT, currently arranged as TWO FLATS and a MAISONETTE but with potential to convert back into a family home.

The property is currently arranged as a SELF-CONTAINED LOWER GROUND FLOOR GARDEN FLAT with its own PRIVATE ENTRANCE. To the HALL FLOOR there is a ONE BEDROOM FLAT and to the upper two floors there is a THREE BEDROOM MAISONETTE.

Situated in a central location within Hastings town centre, within walking distance to Hastings railway station, local shops and eateries.

Please call now to arrange your appointment and avoid disappointment.

LOWER GROUND FLOOR FLAT

Steps descend from street level to a small courtyard area, with a private UPVC front door to:

ENTRANCE LOBBY

4'4 x 2'8 (1.32m x 0.81m)

Storage cupboard, vinyl flooring, wood panel surround, opening to:

LOUNGE

17'1 max x 15'1 into bay (5.21m max x 4.60m into bay)

Vinyl flooring, two radiators, meter cupboard, fire alarm, decorative coving and original features, fireplace with decorative wooden fire surround, curved feature wall, telephone points, double glazed bay window to front aspect, door to:

HALLWAY

Potential to have access to the upper floors to create a larger property or one whole building. Vinyl flooring, radiator, space for storage.

KITCHEN

16' x 8'6 (4.88m x 2.59m)

Vinyl flooring, radiator, coving surround, fitted with a range of eye and base level cupboards, electric oven, separate four ring electric hob with cooker hood over, part tiled splashback, sink, space and plumbing for washing machine, space for tumble dryer and fridge freezer, extractor fan, single window with frosted glass to side aspect and double glazed sliding door to the garden.

SLEEPING/ BEDROOM AREA

12'3 x 10'8 (3.73m x 3.25m)

Vinyl flooring, radiator.

BATHROOM

7'7 x 7'3 (2.31m x 2.21m)

Panelled bath with shower over, pedestal wash hand basin, wash hand basin, wc, heated towel rail, vinyl flooring, extractor fan, single frosted window to rear aspect.

REAR GARDEN

Patio area with steps leading to a gravelled walled garden with flowerbeds.

HALL FLOOR FLAT

Accessed via the communal hallway, private front door to:

ENTRANCE HALL

Door providing access to:

LOUNGE

15'3 into bay x 13'3 (4.65m into bay x 4.04m)

Vinyl flooring, high skirting boards, decorative original coving surround, two radiators, sash bay window to front aspect, open plan to a small hallway and further access to bathroom.

HALLWAY

Vinyl flooring, radiator, storage cupboards.

KITCHEN

10'9 x 7'11 (3.28m x 2.41m)

Vinyl flooring, inset sink, four ring electric hob with extractor over, space for under counter appliances, part tiled surround, sash window to rear aspect overlooking the garden.

BATHROOM

7'1 x 4'2 (2.16m x 1.27m)

Vinyl flooring, panelled bath, wash hand basin, part tiled surround, extractor fan, heated towel rail.

SEPARATE WC

Saniflow wc, part tiled surround and vinyl flooring, frosted single glazed window to side aspect.

BEDROOM

12'1 max x 8'7 max (3.68m max x 2.62m max)
Vinyl flooring, radiator, sash window to side aspect.

UPPER MAISONETTE

Accessed via the communal hallway with private front door and stairs rising to the first floor landing with radiator, fire alarm.

WC

7' x 3'2 (2.13m x 0.97m)
Vinyl flooring, dual aspect with frosted windows, heated towel rail, small sink and wc.

KITCHEN

12'8 x 10'10 (3.86m x 3.30m)
Fitted with a range of eye and base level units, breakfast bar area, space for fridge freezer, space and plumbing for washing machine and dishwasher, shelving, electric oven with electric four ring hob and extractor over, inset sink, radiator, vinyl flooring and sash window to rear aspect,

LOUNGE

15'3 into bay x 11'7 max (4.65m into bay x 3.53m max)
Vinyl flooring, high skirting board, original decorative cornicing, telephone and internet points, single glazed bay window to front aspect.

BATHROOM

9' x 5' (2.74m x 1.52m)
Panelled bath with separate shower over, wash hand basin, tiled surround, vinyl flooring, radiator, high skirting boards, part original coving surround, space for tumble dryer, frosted sash window to front aspect.

LANDING

Sash window to rear aspect, lobby area, doors to:

BEDROOM

12'8 max x 10'9 max (3.86m max x 3.28m max)
Vinyl flooring, sash window to rear aspect, radiator, built in storage cupboard.

BEDROOM

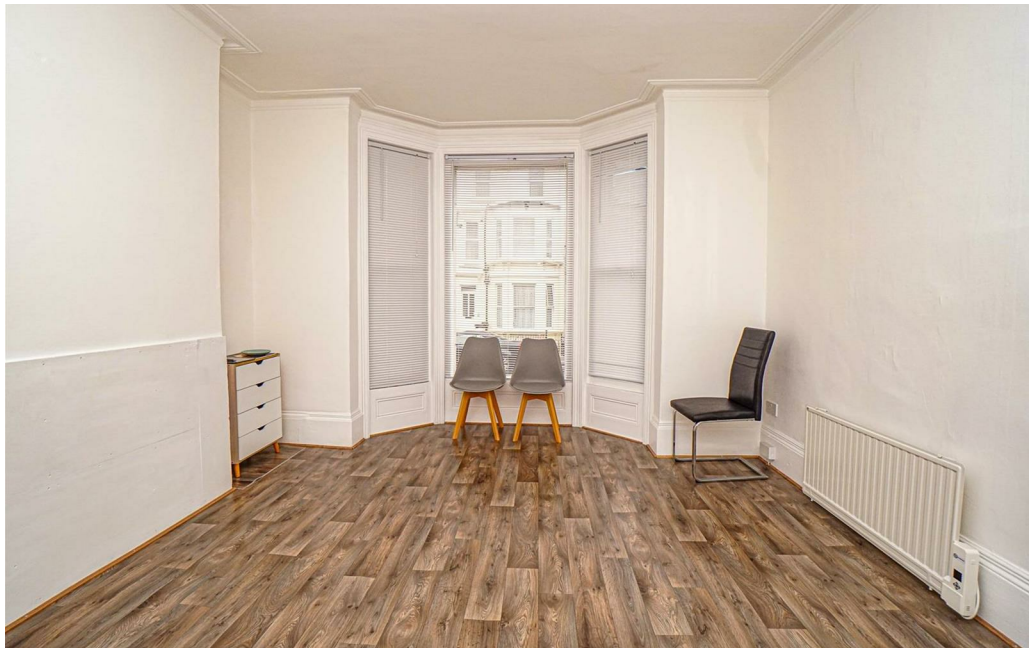
12'10 max x 10'10 max (3.91m max x 3.30m max)
Built in storage cupboard, vinyl flooring, radiator, sash window to front aspect.

BEDROOM

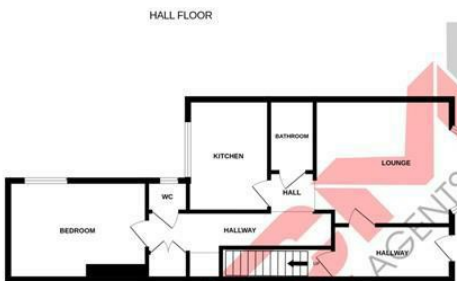
9'4 x 6'9 (2.84m x 2.06m)
Vinyl flooring, radiator, sash window to front aspect.

Council Tax Band: A

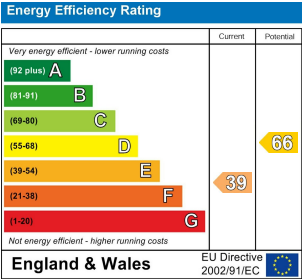








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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