



**PCMA**  
ESTATE AGENTS

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**Price £400,000**

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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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	22

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