

ESTATE AGENTS

**1, Elford Street, Hastings, TN34 1RJ**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £125,000**



CASH BUYERS ONLY!!

An opportunity has arisen to acquire this deceptively spacious THREE BEDROOM, THREE STOREY, PERIOD HOME in need of full renovation throughout.

Located on a sought-after and quiet road within Hastings town centre, within easy reach of the mainline railway station and seafront.

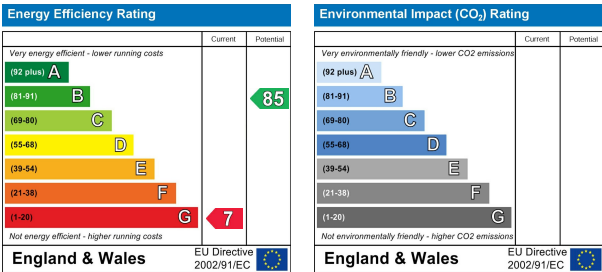
The spacious accommodation comprises an entrance hallway, TWO RECEPTION ROOMS, first floor landing with THREE BEDROOMS and a smaller room considered ideal for a wc/ shower room, lower floor hall with bathroom, UTILITY ROOM and a hallway which leads to a WC and a spacious storage/ occasional room with no natural light. The property is IN NEED OF FULL RENOVATION throughout but does offer huge potential for those looking for a HOME TO IMPROVE.

Conveniently located on the outskirts of Hastings town centre, within walking distance to the many shops and amenities that Hastings has to offer in addition to its mainline railway station and seafront.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

AGENTS NOTE

The property is in need of full refurbishment throughout, some of the floorboards are missing and care should be taken at viewings to avoid injury.



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.

Council Tax Band: B