



9, Cambridge Gardens, Hastings, TN34 1EH

Web: www.pcimestateagents.co.uk
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Price £625,000

** SOLD PRIOR TO MARKETING **

PCM Estate Agents are delighted to offer an opportunity to purchase this NEWLY CONVERTED BLOCK OF THREE FLATS, comprising 2x ONE BEDROOM FLATS and a THREE BEDROOM MAISONETTE.

Located in the heart of Hastings town centre, the property is ideally located close to all amenities, mainline railway station and seafront.

The LOWER GROUND FLOOR FLAT is self-contained and approximately 52 sq/m, the GROUND FLOOR FLAT measures approximately 41 sq/m and the UPPER MAISONETTE measures approximately 84 sq/m.

LOWER GROUND FLOOR FLAT

Private front door leading to:

ENTRANCE HALL

Leading to:

BEDROOM

Bay window to the front aspect.

LOUNGE

Window to the rear aspect.

KITCHEN

Door leading to garden area.

SHOWER ROOM

GROUND FLOOR FLAT

Communal front door to entrance hall, private front door to inner lobby, further door to:

BEDROOM

Bay window to front.

LOUNGE

Window to the rear aspect.

KITCHEN

Window to the side aspect, built in storage.

SHOWER ROOM

Located at the rear.

MASIONETTE

Communal front door leading to entrance hall with stairs rising to the first floor landing, private front door opening to:

OPEN PLAN LOUNGE-KITCHEN AREA

Bay window to front aspect.

BEDROOM

Window to rear.

HALF LANDING

With cloakroom and stairs rising to:

SECOND FLOOR

Leading to:

BEDROOM

Window to front.

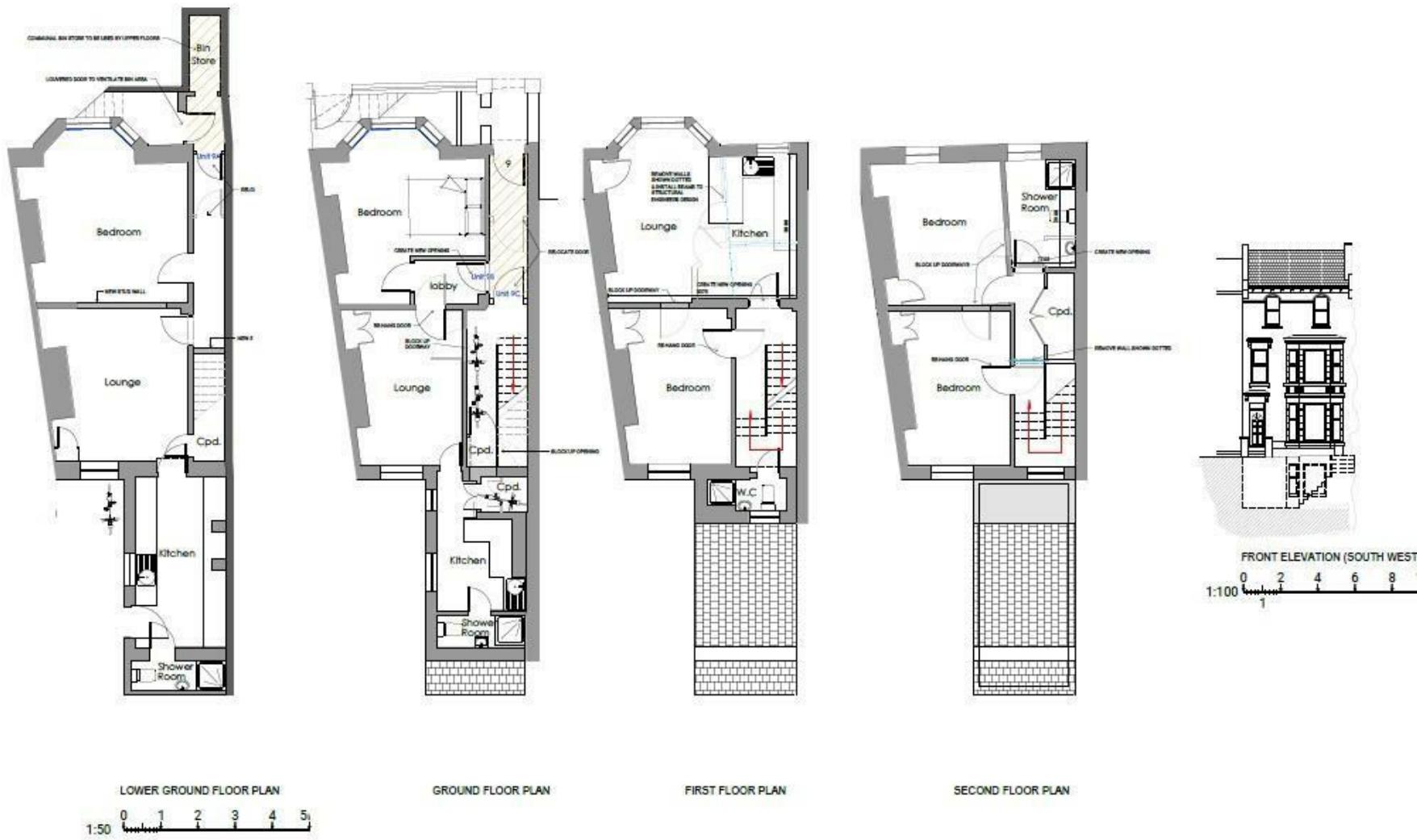
BEDROOM

Window to the rear.

SHOWER ROOM

Window to front aspect.

Council Tax Band: A



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.

The chart shows the Energy Efficiency Rating scale for England & Wales, ranging from 'Very energy efficient - lower running costs' (A) to 'Not energy efficient - higher running costs' (G). The scale is divided into six color-coded bands: A (dark blue), B (medium blue), C (light blue), D (yellow), E (orange), and F (red). Each band represents a range of scores and a percentage of properties.

Rating	Score Range	Percentage of Properties
A	(92 plus)	9%
B	(81-91)	18%
C	(69-80)	28%
D	(55-68)	20%
E	(39-54)	14%
F	(21-38)	7%
G	(1-20)	2%
Not energy efficient - higher running costs		

EU Directive 2002/31/EC

Environmental Impact (CO₂) Rating

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		

EU Directive 2002/91/EC