



ESTATE AGENTS

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Price £425,000

****INVESTMENT OPPORTUNITY ****

PCM Estate Agents are delighted to welcome to the market this WELL-PRESENTED NINE-BEDROOM INVESTMENT OPPORTUNITY, ideally situated in the heart of Hastings town centre, within easy reach of Hastings mainline railway station, local bus routes, the seafront and a wide range of local amenities.

This SUBSTANTIAL MULTI-LEVEL PROPERTY offers flexible accommodation throughout and currently generates an ANNUAL RENTAL INCOME OF £43,800 (£3,650 PCM), providing an excellent opportunity for investors looking to acquire a property with an established income stream and FURTHER INVESTMENT POTENTIAL.

The accommodation currently comprises NINE BEDROOMS, TWO KITCHENS, with FOUR ROOMS BENEFITING FROM INDIVIDUAL KITCHENETTES and FIVE ROOMS OFFERING THEIR OWN SHOWER FACILITIES, in addition to TWO SEPARATE SHOWER ROOMS.

The property also benefits from a number of NEWLY INSTALLED ELECTRIC RADIATORS and a versatile layout which may lend itself particularly well to multiple occupancy or letting purposes, subject to any necessary consents and licensing requirements.

Of particular interest to investors, THREE OF THE ROOMS ARE CURRENTLY VACANT, providing an immediate opportunity to potentially increase the existing rental income. One of these vacant rooms benefits from its OWN PRIVATE GARDEN, Which is currently used by the owner together with a MODERN FITTED KITCHEN-UTILITY ROOM, offering particularly strong potential for further enhancement.

Externally, the property benefits from OFF-ROAD PARKING TO THE FRONT and a WELL-MAINTAINED REAR PATIO GARDEN.

With its substantial accommodation, established rental income, flexible layout and scope to potentially increase the current return, this property represents a RARE INVESTMENT OPPORTUNITY in the heart of Hastings town centre.

Early viewing is strongly recommended to fully appreciate the accommodation, income potential and further opportunities this property has to offer. Contact the owners' agents to avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE PORCH

Tiled flooring, radiator, double glazed window to side aspect and further door to:

ENTRANCE HALLWAY

Radiator, stairs rising to the first floor landing, stairs descending to the lower floor flat, door to:

ENTRANCE HALL

Further door to:

LOUNGE-DINER

16'2 x 13'9 (4.93m x 4.19m)

Built in storage, radiator, door to downstairs wc, double glazed window to front aspect with stable door opening to:

KITCHEN

13'6 x 5'7 (4.11m x 1.70m)

Modern and comprising base level units, four ring electric hob with eye level electric oven, inset one & ½ bowl sink with mixer tap, integrated under counter fridge freezer, under stairs storage cupboard, double glazed window to side aspect, opening to:

UTILITY

8'8 x 5'7 (2.64m x 1.70m)

Further countertop space, space for tumble dryer, space and plumbing for washing machine and dishwasher, gas meter, newly fitted wall mounted gas boiler.

DOWNSTAIRS WC

Comprising a low level dual flush wc, wash hand basin with mixer tap and storage below.

BEDROOM

15'5 x 17'3 (4.70m x 5.26m)

Radiator, exposed feature fireplace with surround and tiled hearth, double glazed bay window to rear aspect providing a pleasant outlook onto the garden, double glazed door providing access to the rear garden.

REAR GARDEN

Well-maintained with an area of decking, perfect for outdoor seating and entertaining, pond and storage shed to the rear, walled boundaries.

GROUND FLOOR

Leading to:

BEDROOM

16'6 x 12'1 (5.03m x 3.68m)

Radiator, separate electric radiator, kitchenette with space for fridge freezer, microwave and kettle, built in storage, door to walk-in-wardrobe with hanging space, double glazed window to rear aspect.

SHOWER ROOM

Double waterfall style shower head, wash hand basin, dual flush low level wc, part tiled walls, tiled flooring, frosted double glazed window to rear aspect.

BEDROOM

16'5 x 10'4 (5.00m x 3.15m)

With kitchenette and separate wc.

FIRST FLOOR

Leading to:

BEDROOM

16'5 x 10'4 (5.00m x 3.15m)

Electric radiator, kitchenette space with sink, space for microwave, part tiled walls, part tiled flooring, double glazed window to front aspect, sliding door to:

SHOWER ROOM

Waterfall style shower head, low level dual flush wc, sink, part tiled walls.

BEDROOM

17'2 max x 16'4 max (5.23m max x 4.98m max)

Kitchenette, space for fridge freezer and microwave, part tiled walls, part laminate and part carpet flooring, electric radiator, double glazed bay window to rear aspect, opening to:

SHOWER ROOM

Shower, low level wc, wash hand basin.

UTILITY ROOM

Space and plumbing for washing machine, space for tumble dryer, built in storage cupboard, double glazed window to front aspect.

SECOND FLOOR

Built in storage cupboard with shelving, leading to:

SHOWER ROOM

Shower unit, low level dual flush wc, wash hand basin, part tiled walls, frosted double glazed window to front aspect.

COMMUNAL KITCHEN

Fitted with a range of base level units, ample countertop space, four ring electric hob, eye level electric double oven, two stainless steel sinks with mixer taps, radiator, integrated fridge freezer, double glazed window to rear aspect.

BEDROOM

13'3 x 8'2 (4.04m x 2.49m)

Radiator, additional electric radiator, double glazed window to rear aspect.

BEDROOM

16'3 x 10'4 (4.95m x 3.15m)

Radiator, separate electric radiator, wc, and separate shower.

TOP FLOOR

Leading to:

SHOWER ROOM

Shower, part tiled wall, low level dual flush wc.

BEDROOM

16'4 max x 12'8 max (4.98m max x 3.86m max)

In the process of being finished and will have fitted electric radiators, two double glazed windows to rear aspect.

BEDROOM

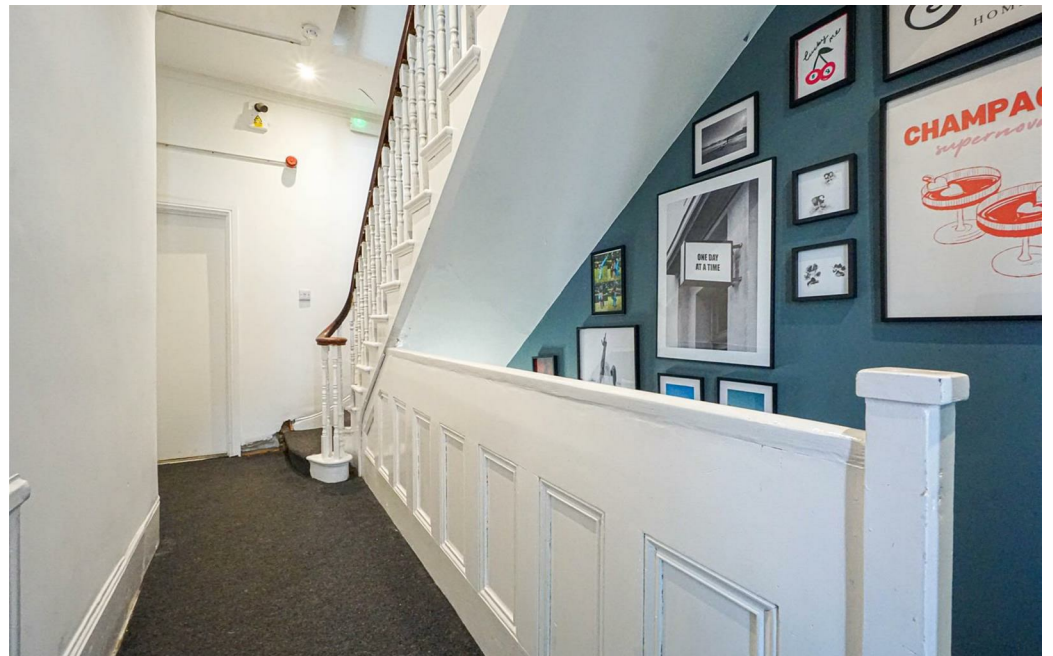
In the process of being finished and will have electric radiator, double glazed window to front aspect.

OUTSIDE - FRONT

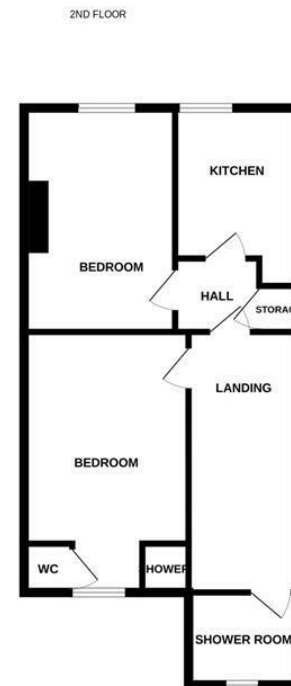
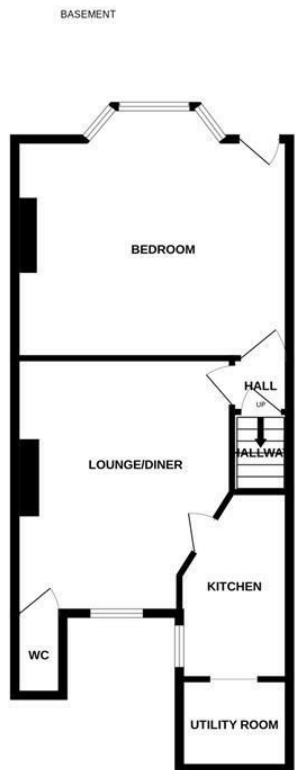
Dropped kerb providing off road parking.

Council Tax Band: D









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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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			

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.