



OAKFIELD



Cambridge Road., Hastings, TN34 1DJ

Price Guide £135,000



## Cambridge Road., Hastings, TN34 1DJ

This spacious split-level second floor flat is ideally located on Cambridge Road in the heart of Hastings.

Recently refurbished, the property offers bright and well-presented accommodation throughout, making it an ideal purchase for first-time buyers, investors, or those seeking a convenient seaside home. The flat benefits from a newly fitted kitchen and modern bathroom, providing a fresh and contemporary feel.

The accommodation is arranged over two levels, creating a sense of space and separation rarely found in flats of this type. The living areas are well-proportioned and filled with natural light, while the layout provides comfortable and practical living.

The location is a particular highlight. The property is just a short walk from the shops, cafés, and restaurants of Hastings town centre, as well as the historic and much-loved Hastings Old Town, known for its independent boutiques, galleries, and vibrant atmosphere. The seafront and promenade are also within easy reach.

For commuters, the property is conveniently situated close to Hastings railway station, offering direct connections to London, along with nearby bus routes providing excellent local transport links.

Offered to the market chain free, this fantastic property represents a great opportunity to secure a well-located and beautifully updated home in one of Hastings' most convenient central locations. Early viewing is highly recommended.





### Living Room

14'4" x 11'9" (4.37m x 3.58m)

### Kitchen

11'8" x 6'1" (3.56m x 1.86m)

### Master Bedroom

14'3" x 13'0" (4.34m x 3.96m)

### Bedroom

10'6" x 6'3" (3.20m x 1.91m)

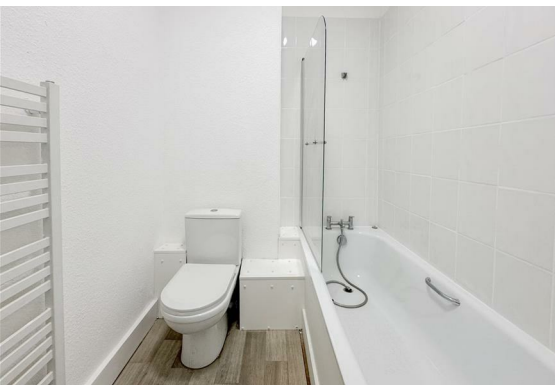


### Bathroom

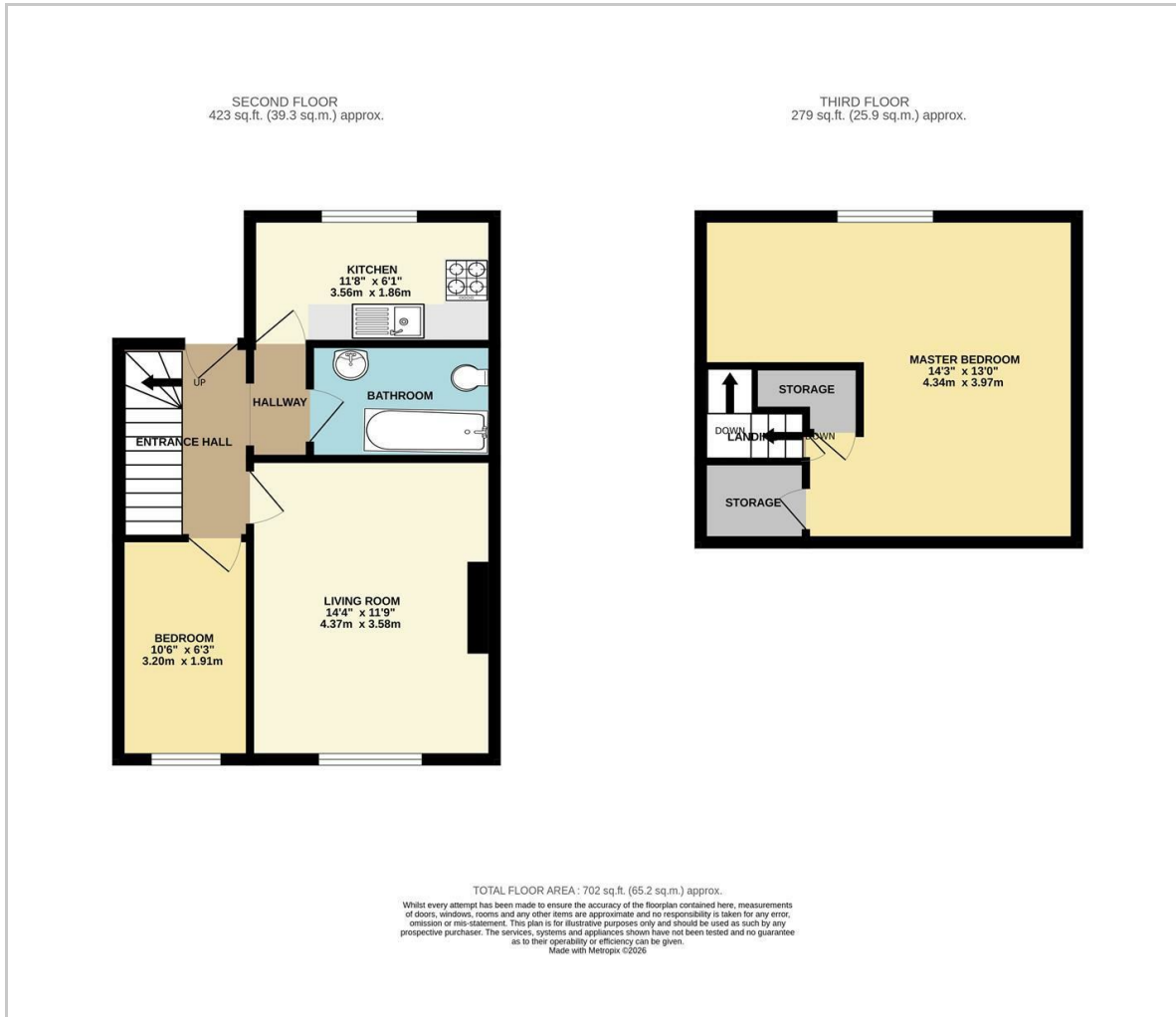
**Council Tax Band A - £1,784.39 6 Per Annum**

### Lease Information

The seller advises that the property is offered as leasehold and has a new 125 year lease and the service charge is approximately £486 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan

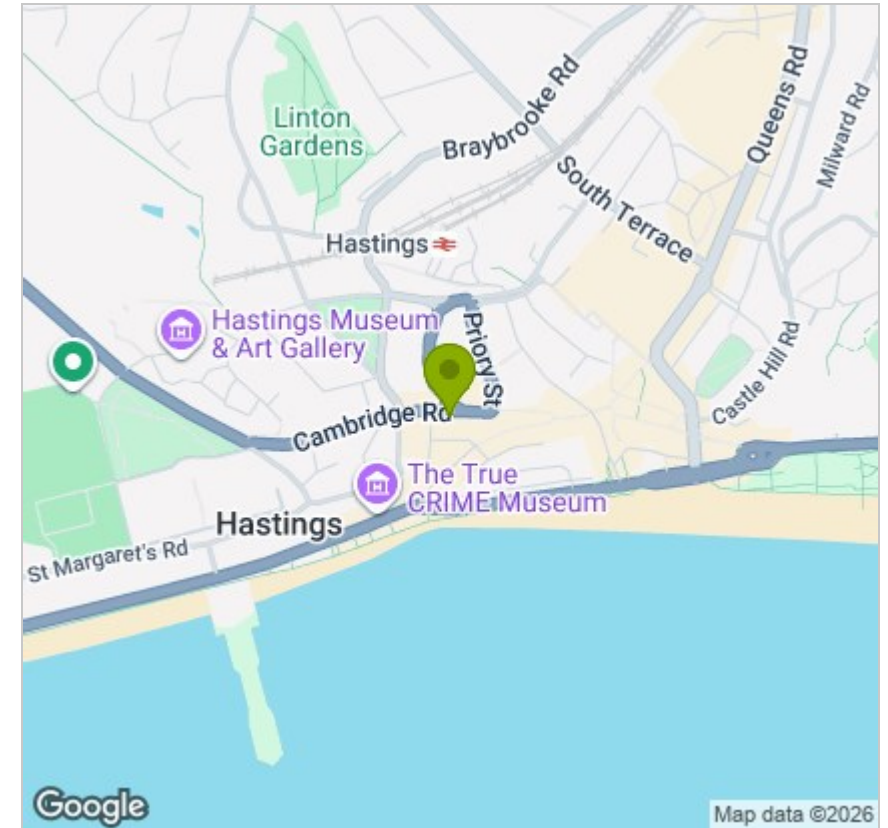


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

