



OAKFIELD



Cambridge Gardens, Hastings, TN34 1EN

Auction Guide £280,000



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Cambridge Gardens, Hastings, TN34 1EN

Guide: £280,000 Plus Fees

Oakfield Estate Agents in partnership with
Clive Emson Auctioneers

This four storey terrace property is currently arranged as three self-contained flats, all let under the terms of Assured Shorthold Tenancy Agreements, and situated a short distance from Hastings town centre with its various local and national retailers, supermarkets, schools and mainline railway station.

Ground Floor - Flat

Hallway, living room, kitchen, bedroom and shower room with W.C. Tenancy Let on an Assured Shorthold Tenancy at a current rental of £500 per calendar month. Council Tax Band A

Lower Ground Floor - Flat Hallway, living room, kitchen, bedroom and shower room with W.C. Tenancy Let on an Assured Shorthold Tenancy at a current rental of £795 per calendar month. Council Tax Band A

Top Floor - Maisonette First Floor Hallway, living room, kitchen and bedroom. Second Floor Two bedrooms and bathroom with W.C. Tenancy Let on an Assured Shorthold Tenancy at a current rental of £750 per calendar month. Council Tax Band A

Viewings via Clive Emson:

Viewings have been organised for the above property on the following dates all starting at 10am

Tuesday 16th April

Tuesday 23rd April

Tuesday 20th April

For any further information please contact Clive Emson on 01273 504232

Floor Plan



Viewing

Please contact us on 01424 722122 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

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		