

High Street, Hastings, TN34



- CHAIN FREE
- Freehold property
- Grade 2 listed
- Approximately 5090sq ft
- Commercial shop
- Six bedroom flat



Offers In Excess Of £750,000 (Freehold)

High Street, Hastings, TN34

A rare opportunity to acquire an expansive Grade 2 listed freehold, comprised of a self-contained six bedroom two reception flat and business premises, in charming Hastings Old Town.

The High Street, located in the growing resort town of Hastings, is known for its boutique shops and history; being one of the oldest streets in Hastings and originally named Market Street. The High Street is a conservation area, so should never lose its charm and character. Hastings is steeped in History and is becoming a more popular sea side destination for families. The sprawling 3-mile promenade is great for long walks along the seafront, a bicycle ride or for access to Hasting beach. Hastings beach is a beautiful beach, with its sea smoothed pebbles, expanse of sand and rock pools, perfect for a bit of crabbing or just sunning yourself on a warm sunny day.

The commercial section of the property is split over two floors and is currently being used as an Antique and General furniture and accessory shop, offering a mixture of furnishings, including dressers, wardrobes, candelabra, mirrors and a selection of other bric-a-brac. The double fronted shop has a Georgian style wood fascia supported by fluted columns, the main shop floor is very large, at approximately 1143 Square feet. There is also a work shop to the rear of the shop, which can only be accessed through the main shop. There is a huge basement of 1702 square foot, which is currently used for storage and made up of 5 spaces plus a hallway. There is ample head height throughout most of the basement, so there is potential to create additional usable space subject to planning consents.

We have been advised by the seller that the shop is currently rented for £10'200 per annum and is currently on a periodic basis.

The flat, which is set over three floors and has its own private front door, is huge at approximately 2250 square feet and requires some modernisation and refurbishment. The property's door is located to the right of the shop and takes you into a lobby which could also function as a dining room or second reception. The kitchen/breakfast room is off the lobby and has an outlook to the rear of the property. There is a door from the stairwell, which leads into the shop, but is unused.

The first floor consists of a large reception room with sash windows and fireplace, a large bedroom, which has an outlook over the shop roof. The seller believes the roof of the extended part of the shop could be transformed into a roof terrace, subject to planning and building regulations. A door could be created from this room, subject to planning consent, in place of the window to give access to the flat shop roof. This room could then become the main living space, with a lovely roof terrace. There are two further bright and airy double bedrooms on the first floor, one with a storage cupboard, and the property's bathroom and a separate WC.

The second floor has three further double bedrooms. The main bedroom on this floor feels very spacious and has exposed wooden beams, and the flooring is likely to be the original wood flooring. The other two bedrooms also appear to have the original wood flooring and front facing dormer's, with timber framed windows. The largest of these two, has a cupboard, which could be used for storage or hanging and clothing space.

The seller advises that a parking space could be made available as a separate negotiation.

Lobby

3.81m (12'6) x 2.74m (9')

Kitchen

4.09m (13'5) x 4.01m (13'2)

Range of matching units, Ideal combi boiler, brick surround fireplace and radiator.

Living Room

4.52m (14'10) x 4.88m (16')

Exposed wood flooring, Sash windows, feature fireplace and radiator.

Bedroom 1

4.22m (13'10) x 4.95m (16'3)

Large bedroom with dual aspect windows, exposed wood flooring and radiator.

Bedroom 2

5.44m (17'10) x 5.18m (17')

Large bedroom with exposed beams and wood flooring. Timber framed windows and gas heater.

Bedroom 3

4.34m (14'3) x 3.63m (11'11)

Wood framed windows and exposed wood flooring.

Bedroom 4

4.22m (13'10) x 3.4m (11'2)

Wood framed windows, exposed chimney breast and wood flooring. Cupboard set into the eaves.

Bedroom 5

4.09m (13'5) x 3.58m (11'9)

High ceilings, exposed wood flooring, window and radiator.

Bedroom 6

3.78m (12'5) x 3.56m (11'8)

Sash windows, exposed wood flooring, cupboard and radiator.

Bathroom

3.73m (12'3) x 3m (9'10)

To view this property call Hastings Sales on 01424 446644 or visit oakfield-property.co.uk

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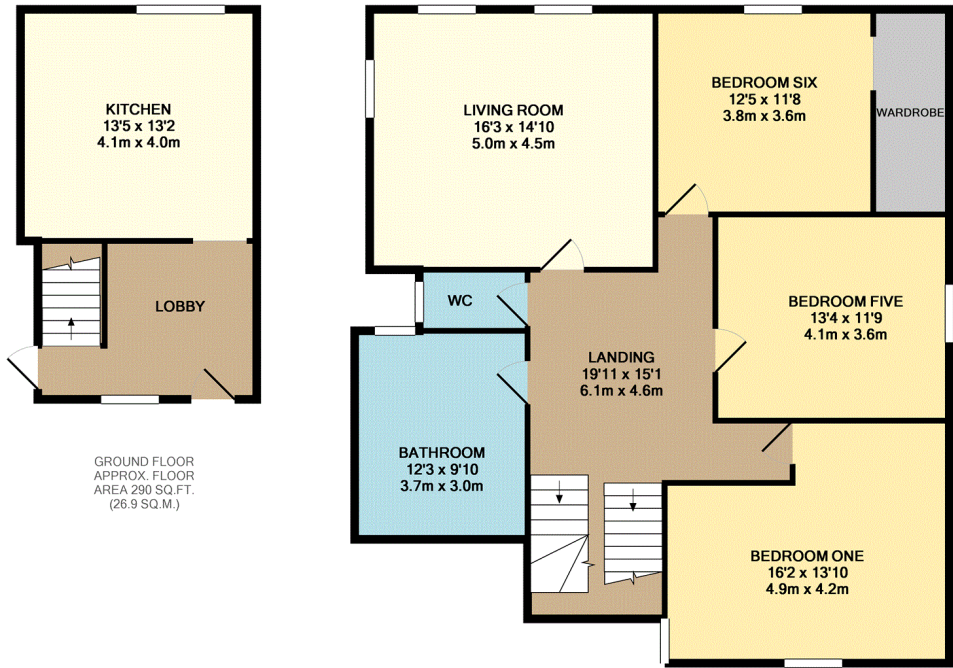


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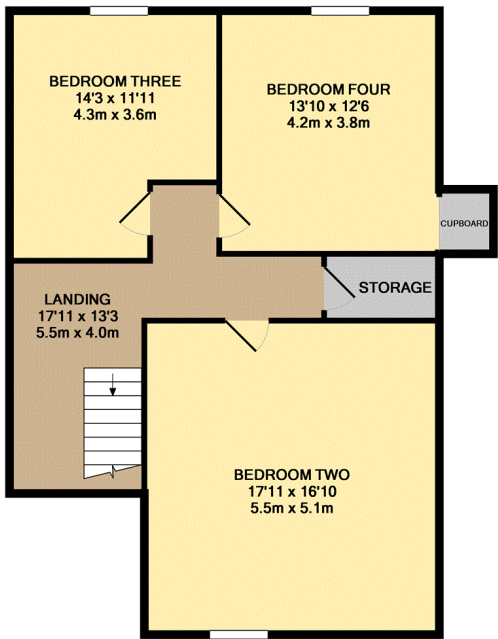
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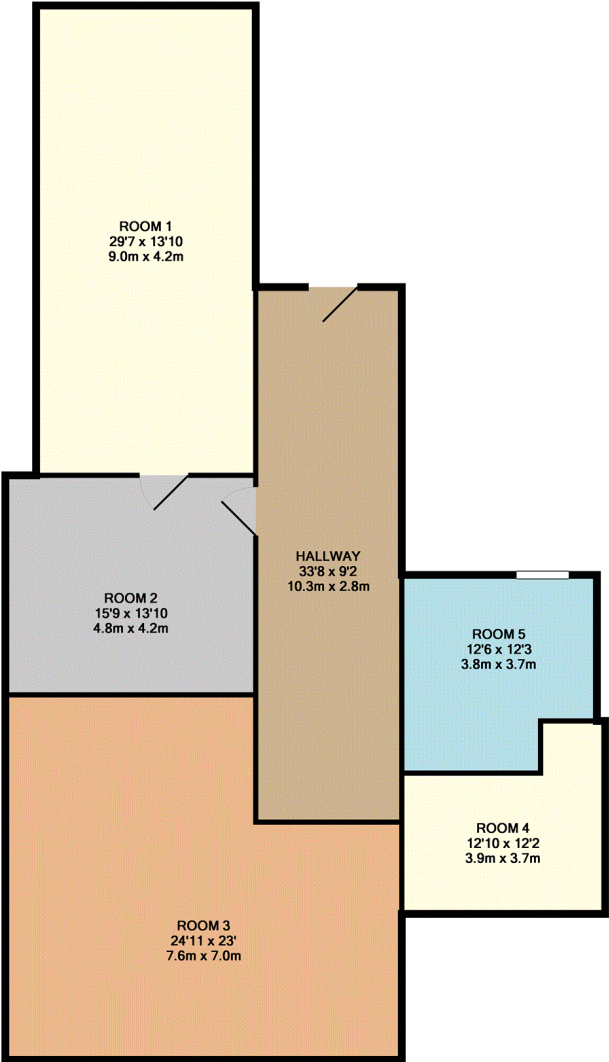
1ST FLOOR
APPROX. FLOOR
AREA 1146 SQ.FT.
(106.5 SQ.M.)



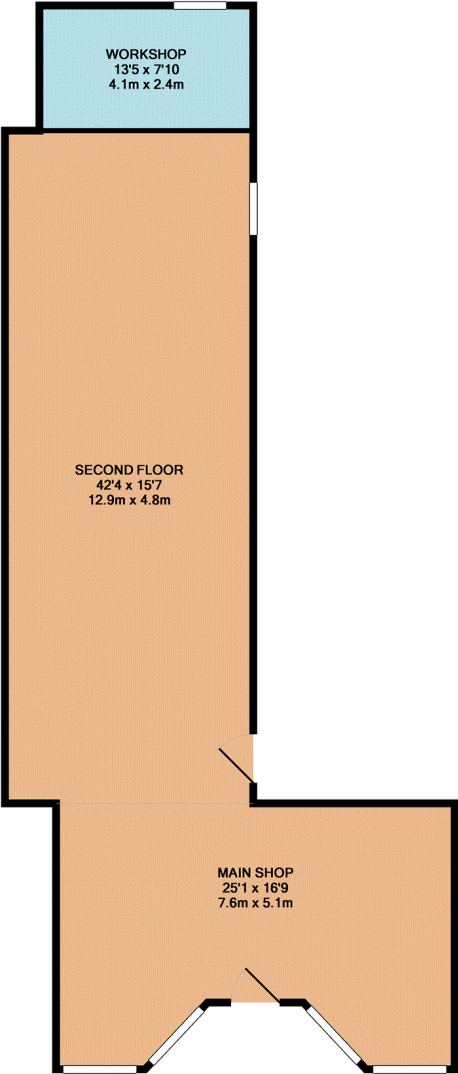
2ND FLOOR
APPROX. FLOOR
AREA 819 SQ.FT.
(76.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2255 SQ.FT. (209.5 SQ.M.)
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GROUND FLOOR
APPROX. FLOOR
AREA 1702 SQ.FT.
(158.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 2847 SQ.FT. (264.5 SQ.M.)
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1ST FLOOR
APPROX. FLOOR
AREA 1144 SQ.FT.
(106.3 SQ.M.)