

# MADE



191 Queens Road  
, Hastings, TN34 1RG

Offers in excess of £595,000





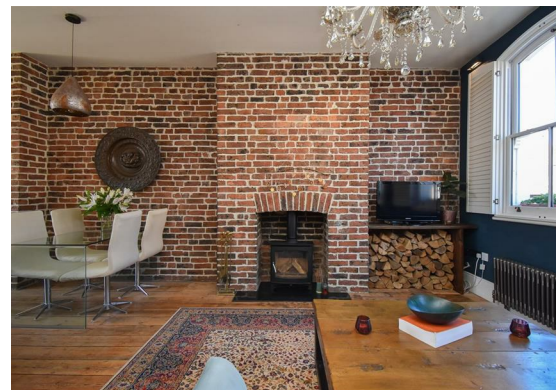
## 191 Queens Road

, Hastings, TN34 1RG

A five storey freehold building with **COMMERCIAL AND RESIDENTIAL USE** set in the **HEART OF THE QUEENS QUARTER**, known for its antique stores, trendy eateries and bars - it's a **VIBRANT NEIGHBOURHOOD** with an accepting atmosphere. Ideally positioned just a short stroll from the beach, Hastings mainline railway station and Alexandra Park, the accommodation enjoys a unique set up with the lower two levels enjoying commercial use, currently used as a **RETAIL SPACE** and **RESTAURANT** with a **THREE BEDROOM** apartment with separate gated entrance above. This fantastic property has recently been **PAINSTAKINGLY RESTORED** from top to bottom with a unique blend of period charm and contemporary fittings to offer the perfect seaside home. The **DUAL ASPECT LIVING SPACE**, with twin log burners, sits on the first floor and is open to the **MODERN FITTED KITCHEN** with Fisher & Paykel appliances and ample storage with door out to the sunny **PRIVATE ROOF TERRACE**. The three double bedrooms span the two upper floors enjoying **ORIGINAL FLOORBOARDS** throughout together with a shower room and a **STYLISH BATHROOM** with opulent **FREESTANDING BATHTUB**. The retail space occupies the ground floor with **DIRECT ACCESS FROM Queens Road** and a Wc/cloakroom while the lower level is currently used as a restaurant with commercial kitchen space and a large area for dining featuring a **WOOD BURNING STOVE** and doors leading to the **REAR COURTYARD GARDEN** with







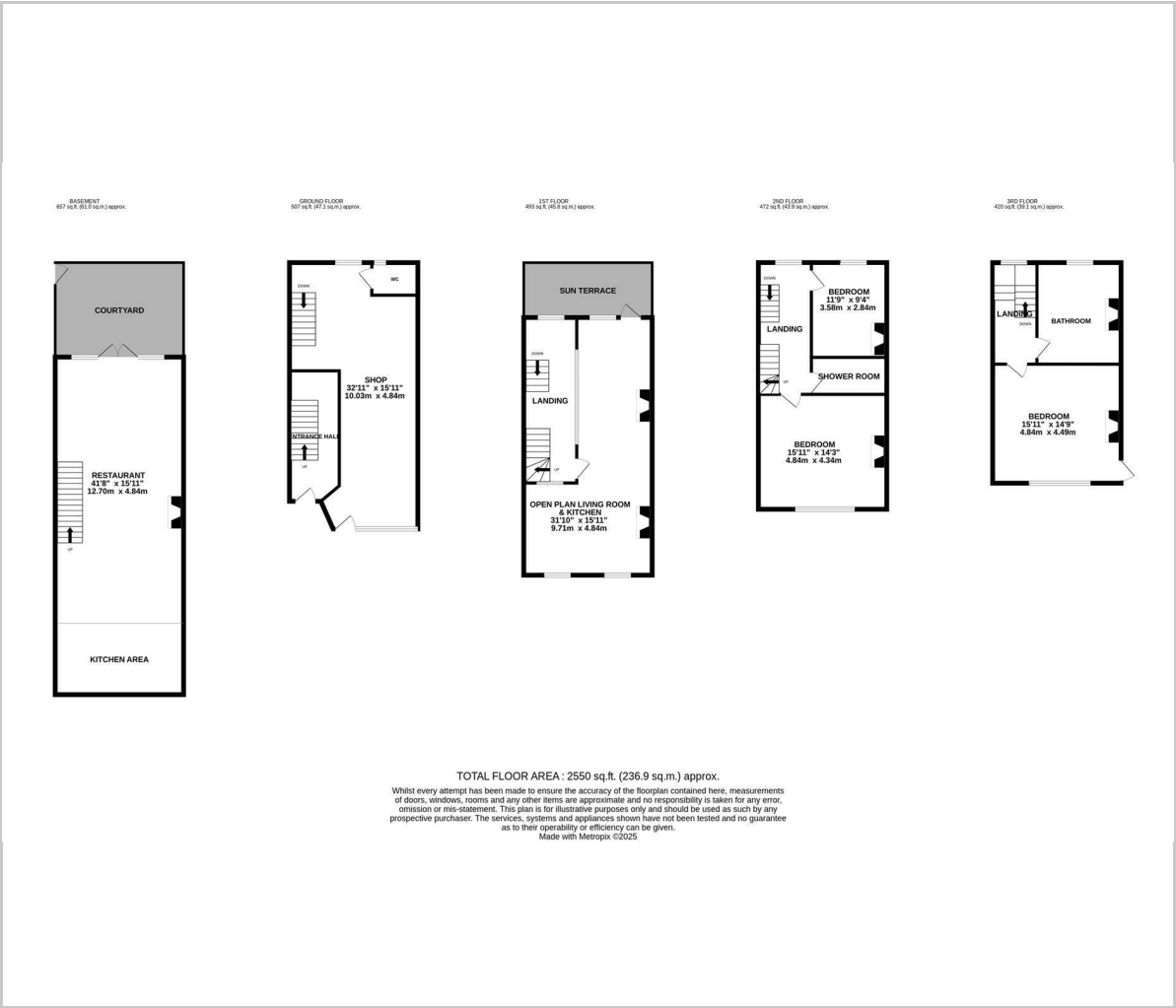
additional seating and separate gated entrance via St Andrews Mews. Set in a SOUGHT AFTER LOCATION and featuring bright, high ceiling rooms, this beautiful property is very well maintained throughout. There is also potential to add the basement and courtyard to the residential space whilst retaining the retail shop. An exceptional, adaptable and beautiful property not to be missed!

\*There is interest from a third party in rental of the commercial space to continue the existing use at £18,000 per annum- providing the possibility of an immediate income.\*





Floor Plan



Viewing

Please contact our Hastings Office on 01424 444700 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

