

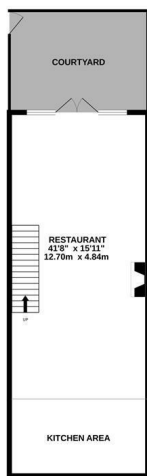
Queens Road, Hastings TN34 1RG

Offers in excess of £595,000

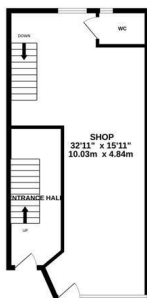


A five storey freehold building with COMMERCIAL AND RESIDENTIAL USE set in the HEART OF THE QUEENS QUARTER, known for its antique stores, trendy eateries and bars - it's a VIBRANT NEIGHBOURHOOD with an accepting atmosphere. Ideally positioned just a short stroll from the beach, Hastings mainline railway 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

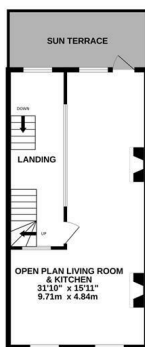
BASMENT
657 sq.ft. (61.0 sq.m.) approx.



GROUND FLOOR
597 sq.ft. (55.1 sq.m.) approx.



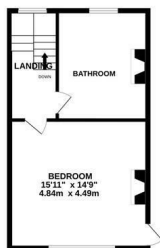
1ST FLOOR
489 sq.ft. (45.3 sq.m.) approx.



2ND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



3RD FLOOR
429 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 2550 sq.ft. (236.9 sq.m.) approx.

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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