



66 High Street, Hastings, TN34 3EW

****RETAIL SHOP INCLUDING FOUR BEDROOM UPPER MAISONETTE**** SET WITHIN THE HEART OF HASTINGS HISTORIC OLD TOWN IN THIS PRIME CORNER POSITION AND BACKING ONTO THE PICTURESQUE ALL SAINTS CHURCH CLOSE TO BOTH THE EAST & WEST HILLS, HASTINGS SEAFRONT AND MAINLINE RAILWAY STATION CONNECTING TO LONDON.

An opportunity arises to secure this attractive double fronted Grade II Listed building located in this prominent and bustling Old Town commercial community and set within thriving shops, restaurants, pubs and cafes which stretch along the High Street and George Street. The building was formally The Midland Bank with the current owner having established a successful jewellery business here for almost 30 years. In addition to the 360 sq ft shop with rear store rooms, office and staff w.c., there is a separate four bedroom, three bathroom upper maisonette providing versatility of use as either a shop with private accommodation above or as a home & income option to lease the shop separately. The maisonette provides living space over three floors to include a 19'7 x 19'2 lounge/diner, a 13'10 x 13'6 kitchen/breakfast room with built-in appliances, a separate utility, a 16'8 x 14'4 main bedroom with an en-suite shower room, a second floor shower room/w.c and a top floor bathroom with views.

Outside, there is a 21ft x 18ft private wall enclosed courtyard and further benefits include gas fired central heating, sash windows, exposed wooden flooring and oak balustrades. The sale includes the whole Freehold and is available CHAIN FREE. Viewing is strictly by prior appointment with the owners Sole agent, Charles & Co.

Offers in excess of £800,000

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- High Street Commercial Property
- 360 sq ft Shop Area with Office
- Bathroom & Two Shower Rooms
- Close to Seafront & Train Station
- Prominent Historic Old Town Location
- Four Bedroom Upper Maisonette
- Home & Income Opportunity
- 17th Century Grade II Listed Building
- Living Room & Kitchen/Breakfast Room
- Wall Enclosed Rear Courtyard

Ground Floor Shop Premises

Main Shop/Retail Unit

19'7 max x 19'0 (5.97m max x 5.79m)

Shop Office

10'4 x 8'11 (3.15m x 2.72m)

Store Room

10'1 x 7'3 max (3.07m x 2.21m max)

Lobby

Staff W.C

Rear Store/Lobby

Upper Maisonette

Maisonette Private Entrance

First Floor Landing

Living Room/Diner

19'7 x 19'2 (5.97m x 5.84m)

Kitchen/Breakfast Room

13'10 x 13'6 (4.22m x 4.11m)

Utility Room

6'9 x 5'11 (2.06m x 1.80m)

Second Floor Landing

Bedroom One

16'8 x 14'4 max (5.08m x 4.37m max)

En-Suite Shower Room/W.C

Bedroom Two

19'6 x 9'5 (5.94m x 2.87m)

Bedroom Three

19'6 x 9'4 (5.94m x 2.84m)

Shower Room/W.C

5'2 x 4'9 (1.57m x 1.45m)

Third Floor Landing

Bedroom Four

12'3 x 10'7 (3.73m x 3.23m)

Family Bathroom/W.C

9'2 x 8'0 (2.79m x 2.44m)

Outside

Private Rear Courtyard Garden

21'0 x 18'0 (6.40m x 5.49m)





Floor Plan



TOTAL FLOOR AREA : 2344 sq.ft. (217.7 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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