









# 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 197 x 192 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.

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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)

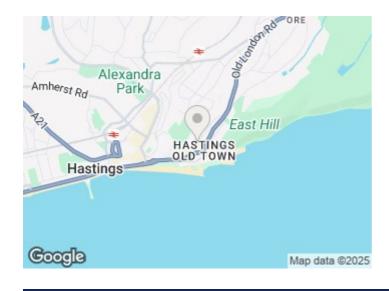
#### Family Bathroom/W.C

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. mpt has been made to ensure the accuracy of the floorplan contained here. ws. foroms and any other terms are approximate and no responsibility is takes-statement. This plan is for illustrative purposes only and should be used a naser. The services, systems and appliances shown have not been tested a as to their operability or efficiency can be given. Made with Meropix e2025

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