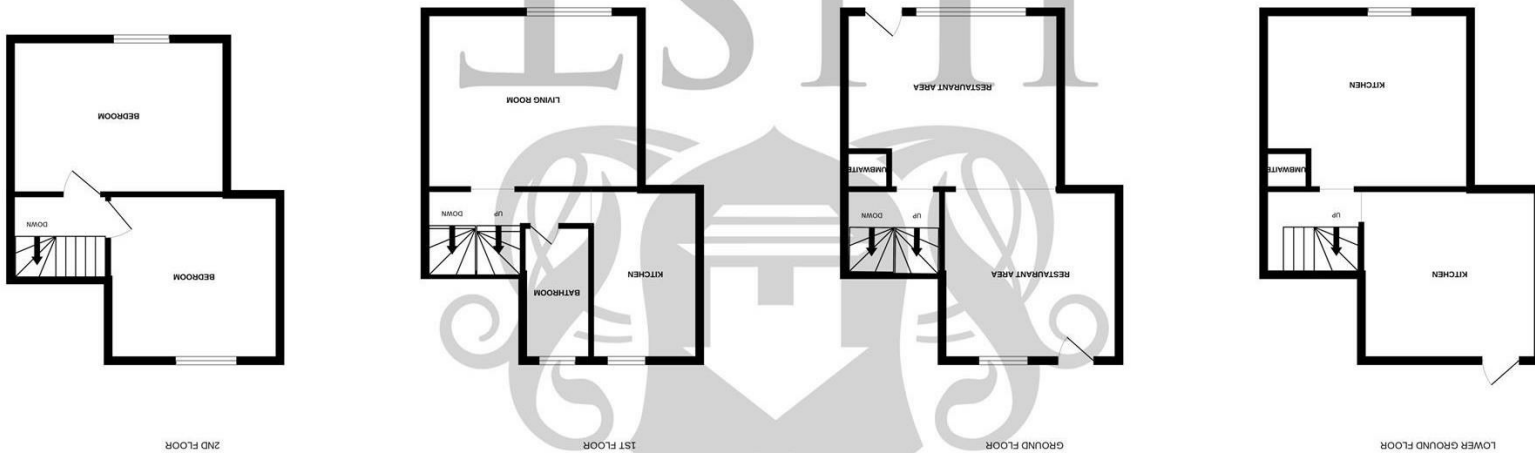


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such 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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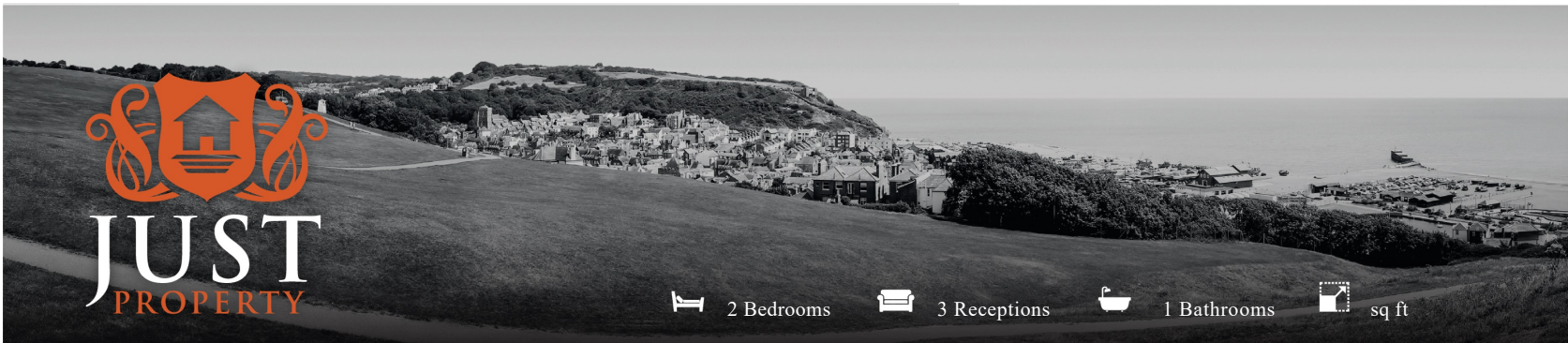
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current	Potential



# FLOORPLANS

31 George Street, Hastings, TN34 3EA

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms   3 Receptions   1 Bathrooms   sq ft

Freehold

# £450,000

31 George Street, Hastings, TN34 3EA





2 Bedrooms 3 Receptions 1 Bathrooms sq ft



## PROPERTY DETAILS

Just Property are delighted to bring to the market a fabulous opportunity to secure a hugely desirable Grade II listed freehold building consisting of commercial/restaurant space with residential maisonette above. Situated in the heart of Hastings stunning historic Old Town on a particularly busy and well renowned pedestrianised street you are within walking distance of the train station, seafront and promenade.

This magnificent property to the lower two floors features commercial space which had been recently run as a popular restaurant comprising ground floor restaurant seating areas with door to courtyard garden and fully fitted modern kitchen areas to the lower ground floor also enjoying access to the rear courtyard and wc. This space is offered in immaculate condition throughout and will be sold with a kitchen that is fully fitted and ready to trade.

On the upper two floors you will find a wonderful maisonette which boasts two double bedrooms, attractive living room with outlook over picturesque George Street, kitchen and bathroom/wc. The property additionally benefits from gas boiler with radiators.

To the outside there is an attractive sunny aspect enclosed rear courtyard garden with wc and securely gated rear access. The courtyard garden could be given direct access from the maisonette with external staircase subject to gaining all the relevant planning permissions.

If you are looking for an exceptional home and income or investment opportunity this is an ideal 'turnkey' property. The building will be sold with no onward chain and vacant possession, viewings will also be strictly by appointment so please contact Just Property the sole agents to arrange access or request further information.

NB: This premises would be available for a short term lease, a rent to be agreed with the landlord/owner.



## ROOM DIMENSIONS

### Commercial Space

#### Ground Floor

Restaurant Seating Space Overlooking Street  
14'7" x 12'0" (4.45 x 3.66)

Restaurant Seating Space Overlooking Courtyard  
11'7" x 11'11" (3.55 x 3.65)

#### Lower Ground Floor

Kitchen Area  
11'4" x 10'5" (3.46 x 3.20)

Kitchen Area  
10'9" x 10'9" (3.30 x 3.30)

### Residential Maisonette

#### First Floor

Living Room  
13'9" x 11'5" (4.20 x 3.49)

### Kitchen

11'4" x 7'4" (3.47 x 2.24)

### Bathroom

#### Second Floor

Bedroom  
13'10" x 11'4" (4.24 x 3.47)

#### Bedroom

11'10" x 11'7" (3.62 x 3.54)

#### Outside

#### Courtyard Garden

#### WC

## FEATURES

- Fabulous Mixed Use Four Storey Freehold Building
- Currently Arranged as a Wonderful Restaurant Space & Residential Maisonette
- Prime Old Town Pedestrianised Location
- Immaculately Presented
- Fully Fitted Kitchen Ready to Trade
- Good Sized Two Bedroom Maisonette
- Sunny Aspect Courtyard Garden with Rear Access
- Perfectly Placed for Passing Trade
- Chain Free
- Particularly Rare Opportunity

