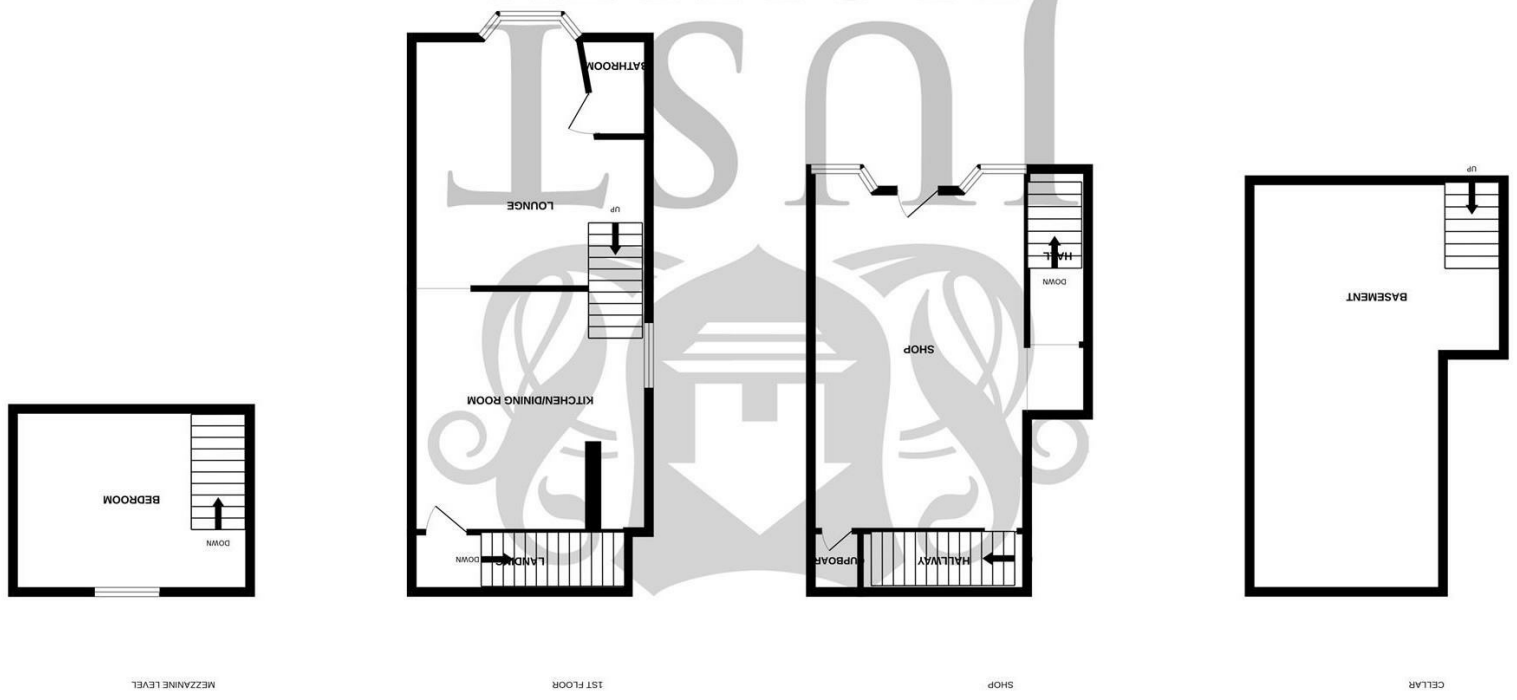


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	53
Potential	84



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 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. Made with Metropix ©2023



# FLOORPLANS

The Prout Gallery and Studio 57 George Street, Old Town, Hastings, TN34 3EE

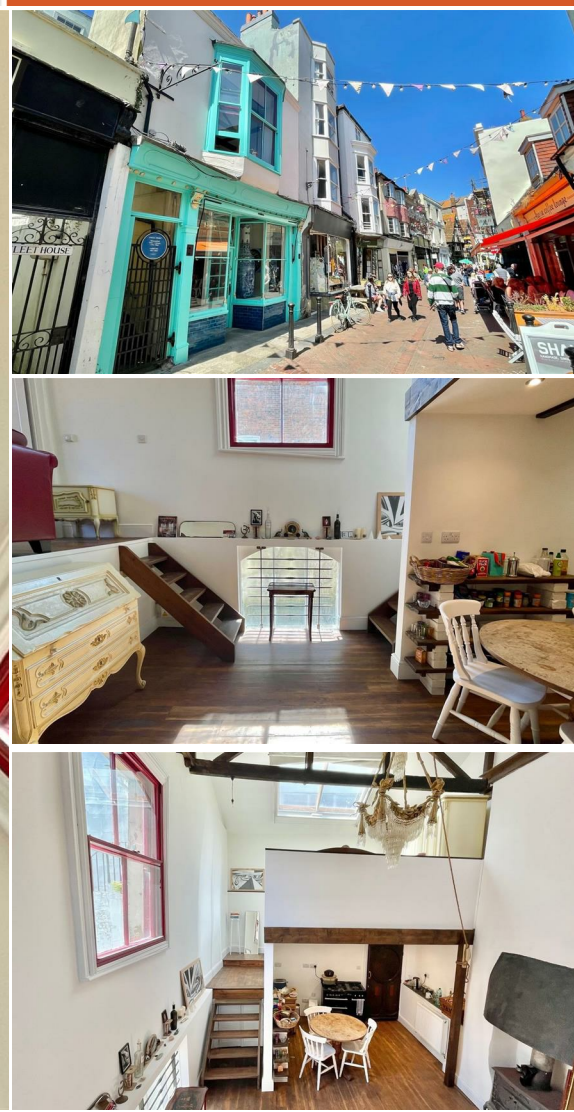
[www.justproperty.net](http://www.justproperty.net)

1 Bedrooms   1 Receptions   1 Bathrooms   1440.00 sq ft

Freehold

# £399,950

## The Prout Gallery and Studio 57 George Street, Old Town, Hastings, TN34 3EE





1 Bedrooms 1 Receptions 1 Bathrooms 1440.00 sq ft

## PROPERTY DETAILS

An opportunity to secure a rarely available freehold property in the heart of the historic Old Town of Hastings, the property is positioned at the centre point of Hastings Old Town busiest pedestrianised shopping area. There is a wonderful atmosphere that brings many interesting and individual visitors this to the area to view the shops, enjoy the café culture as well as being within walking distance to the train station, seafront and promenade.

The property itself offers a highly desirable opportunity to live and work and be creative in the same dwelling. From the Tiffany inspired blue exterior of the building, which was originally the location for the Prout gallery and studio, there is a wonderful open plan shop area with beautiful original floorboards, a spacious basement, which is ideal for extra storage or display space. The front façade of the building offers a unique and highly desirable window display point.

Through a private door at the rear of the shop, lies a staircase leading up to the living area of the property, which has a spacious kitchen and dining area, an open plan mezzanine lounge area with bay window to enjoy the sights and sounds of the Old Town. There is also a recently refitted shower room/WC, and sleeping area.

In total, there is approximately 1400 square-foot of floor space throughout the building. There are many unique and individual touches such as the Rembrandt style window to see the shop area from the living quarters, as well as the wonderful amount of natural light that floods into the property.

To view this rarely available building, please contact Just Property for more details.



## ROOM DIMENSIONS

Shop Front

Shop Floor  
27'11" x 13'3" (8.53 x 4.06)

Stairs To Basement

Basement  
25'0" x 11'11" (7.64 x 3.64)

Private Door

Stairs To Landing

Front Door

Kitchen / Dining Space  
15'10" x 13'6" (4.85 x 4.13)

Up To Bedroom Area  
10'7" x 10'1" (3.24 x 3.08)

Mezzanine Open Plan Lounge Area  
14'3" x 12'8" (4.36 x 3.87)

Shower Room / WC

## FEATURES

- Shop and Living Space
- Central Old Town Location
- Many Original Features
- Huge Basement Area
- Busy Footfall
- Open Plan Living Spaces
- Close To Town Centre
- Refurbished Living Area
- Historic Grade II Listed Building

