



ESTATE AGENTS

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Guide Price £450,000

*** GUIDE PRICE £450,000 TO £475,000 ***

A RARE OPPORTUNITY has arisen to acquire this GRADE II LISTED FREEHOLD BUILDING occupying a PRIME POSITION in Hastings Historic Old Town.

Offering SPACIOUS & VERSATILE ACCOMMODATION over four floors and consists of a 30ft COMMERCIAL PREMISES to the ground floor, with internal access to a TWO/THREE BEDROOM MAISONETTE spanning the upper THREE FLOORS. The property also has a CELLAR offering AMPLE STORAGE SPACE.

The property is located in the heart of Hastings Old Town and is considered a PRIME POSITION on this historic cobbled street with excellent footfall, presenting an IDEAL BUSINESS OPPORTUNITY whilst also offering a LARGE LIVING SPACE above.

Please call now to arrange your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

COMMERCIAL UNIT

30'7 max x 11'10 max (9.32m max x 3.61m max)

Bay window to front aspect, stairs rising to first floor accommodation and further stairs down to cellar, door leading to courtyard.

WC

Wash hand basin, window to front aspect.

MAISONETTE

Door leading from commercial unit to first floor landing being spacious with storage cupboard and window to side aspect. Door to:

INNER HALLWAY

Stairs rising to the second floor accommodation, under stairs storage cupboard, wall mounted thermostat control, radiator, door to:

KITCHEN-DINER

14' x 11'1 (4.27m x 3.38m)

Bay window to front aspect, comprising a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, ample space for dining table and chairs, radiator.

SECOND FLOOR LANDING

Stairs rising to further accommodation, door to:

LOUNGE/ BEDROOM

14' x 11'11 (4.27m x 3.63m)

Window to front aspect, radiator.

BEDROOM

11'3 x 9'8 (3.43m x 2.95m)

Window to side aspect, built in storage cupboard, radiator.

THIRD FLOOR LANDING

Skylight window, door to:

BEDROOM

12'11 x 12' max (3.94m x 3.66m max)

Exposed brick chimney breast with feature fire surround, window to front aspect, radiator.

BATHROOM

10'9 x 9'6 (3.28m x 2.90m)

Corner bath with mixer tap and shower attachment, wash hand basin, wc, tiled walls, stain glass window to side aspect, storage cupboard.

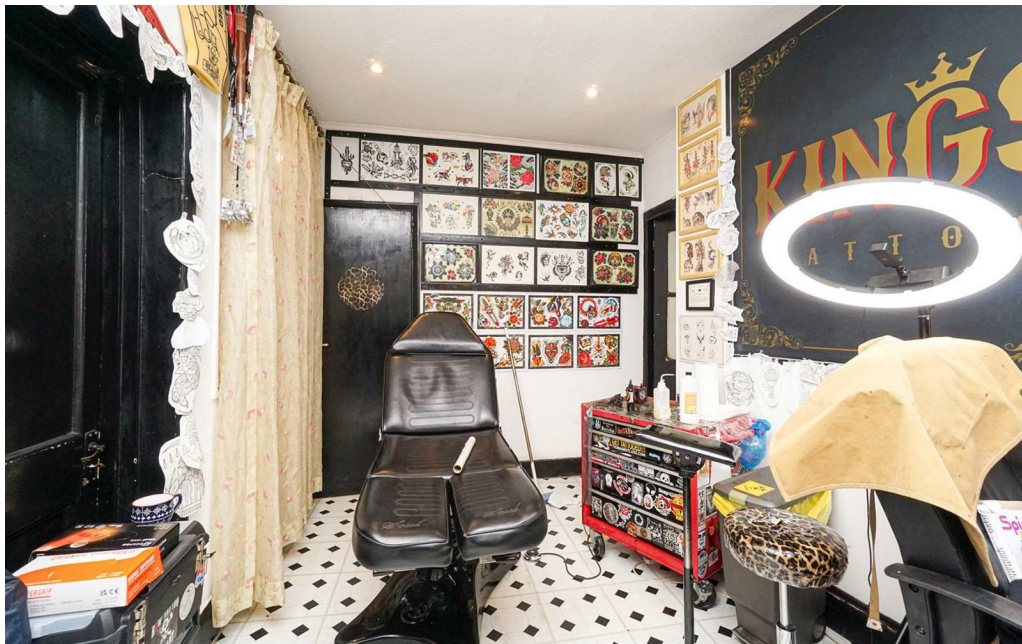
CELLAR

Large room, running the length of the property and offering ample storage space.

COURTYARD

Private and secluded.

Council Tax Band: B





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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