

JOHN BRAY & SONS



26A White Rock
, Hastings, TN34 1JY

Offers In Excess Of £600,000



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The property: a rare opportunity to acquire a five storey freehold building with impressive sea views on Hastings Seafront. The versatile accommodation is currently arranged as a three storey maisonette which benefits from a roof terrace garden and a commercial unit spanning the lower two floors.

The maisonette enjoys well proportioned rooms comprising a bay fronted living room, a separate study area and a kitchen/breakfast room with access to the sun room and roof terrace beyond. There is also a shower room on this floor. The principal bedroom which measures 17'6 x 13'1 can be found on the second floor along with a cloakroom and a luxury bathroom which enjoys a freestanding slipper bath, this bathroom can easily be converted back into a bedroom, offering the flexibility to have four double bedrooms altogether. The upper floor houses two further double bedrooms and from the front of the property you can enjoy uninterrupted sea views along the coastline.

The commercial premises offer a main shopfront, A3 listed with a front facing window and street access, there is a second shop area and a cloakroom, with full extraction ducting in place and a kitchen being reinstated this is a perfect opportunity for a commercial catering business. The lower floor is currently used for storage with a kitchenette and additional toilet facilities. There is the potential to turn this commercial space into further residential accommodation, making it a



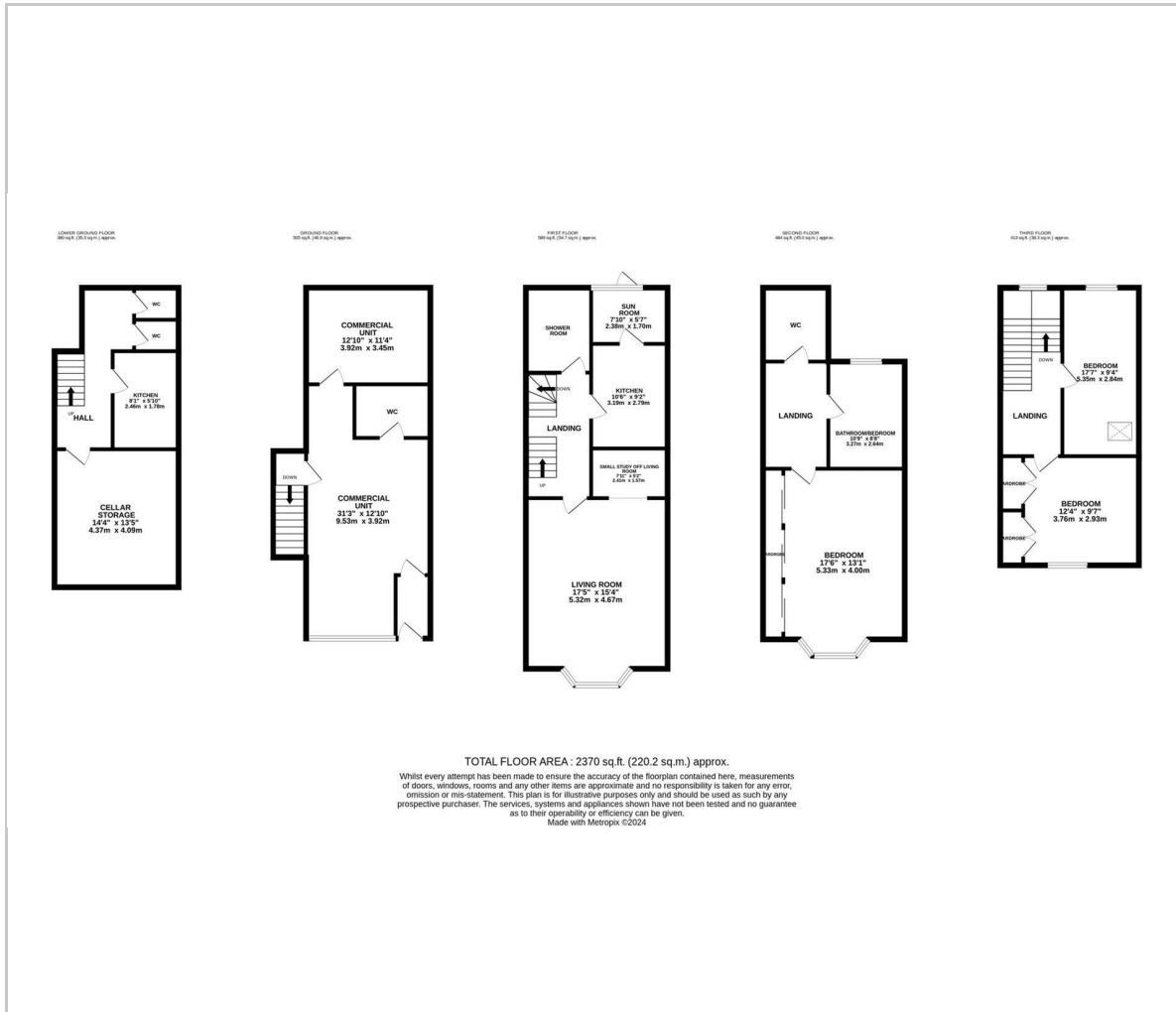


very adaptable property.

The location: situated in an unrivalled position on the seafront, adjacent to the beach, Source skate park, The Courtyard and within immediate walking distance to the Pier. Hastings Town centre is also within walking distance offering a range of shopping and leisure facilities along with a mainline railway station with connections to London.



Floor Plan



Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

