

JOHN BRAY & SONS



Penbuckles Shop, 50 High Street, Hastings, TN34 3EN

Offers In The Region Of £625,000

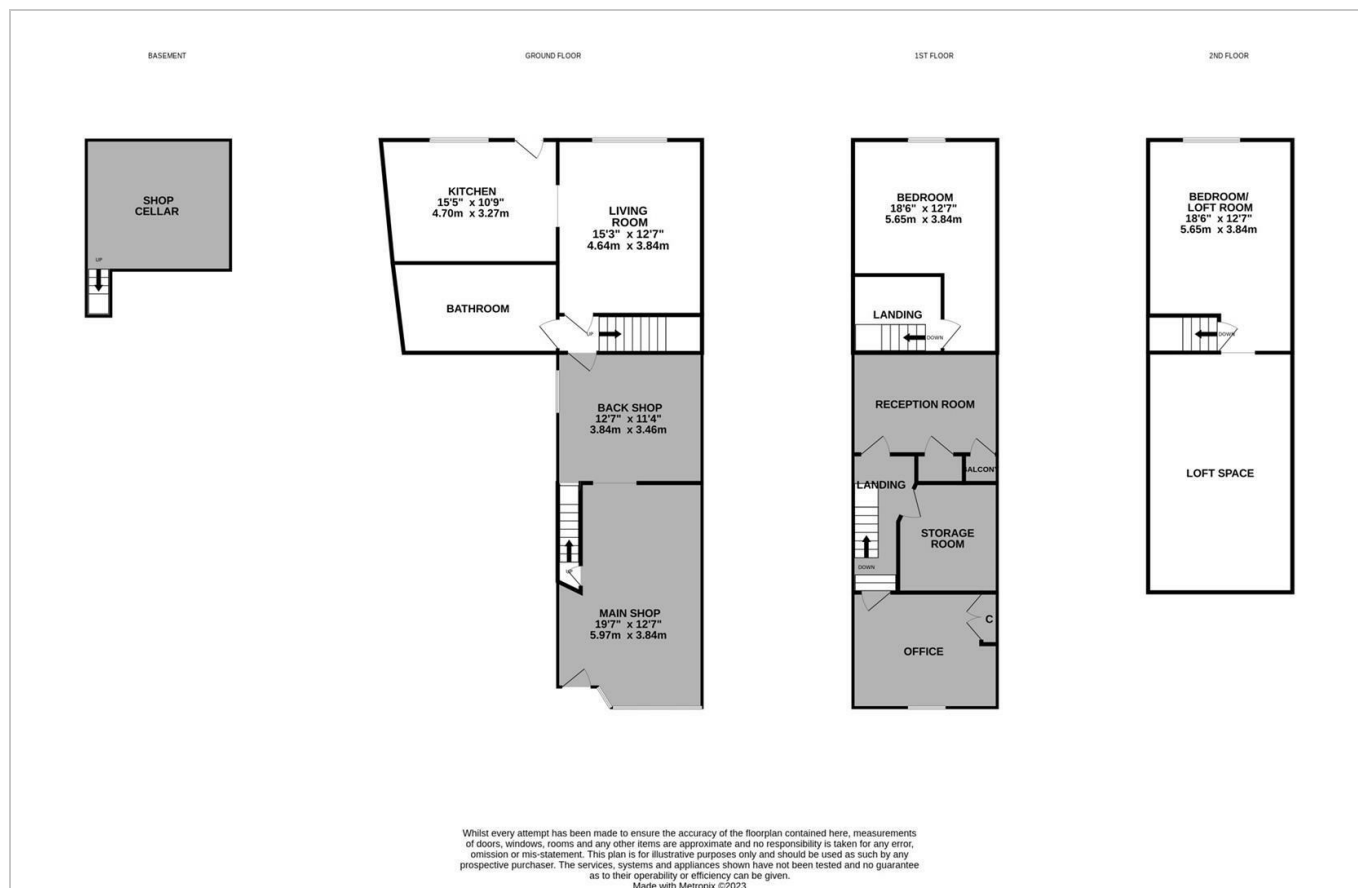


The Property: A deceptively spacious freehold property with a highly versatile layout, this charming period building occupies a prime position in the heart of Hastings Old Town and presents a rare opportunity to acquire an entire freehold combining characterful residential accommodation with excellent income-generating potential. Currently arranged as a delightful two-bedroom cottage with a private walled garden alongside a substantial commercial premises, the property offers flexibility to suit a variety of lifestyles and investment requirements.

The self-contained cottage is accessed via a private entrance to the rear. The ground floor comprises a welcoming living room, a separate fitted kitchen, and a generously sized family bathroom. On the first floor, a spacious principal bedroom enjoys views towards the East Hill, while the upper floor provides a second bedroom together with a large loft room offering valuable storage space.

Fronting the High Street, the current commercial premises extend over three floors and are far more extensive than first impressions suggest. There is a prominent shop frontage with front and rear retail areas, a useful cellar with sink and toilet, and three first-floor rooms. The building also lends itself to alternative configurations. The commercial element could be retained as the principal shop area and cellar only, allowing the residential accommodation to benefit from an additional four rooms, including a characterful inglenook sitting room on the ground floor and three further rooms on the first floor.

It is the ideal purchase for someone looking home and business or income opportunity.



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