JOHN BRAY & SONS

50 High Street

, Hastings, TN34 3EN

Offers In The Region Of £650,000

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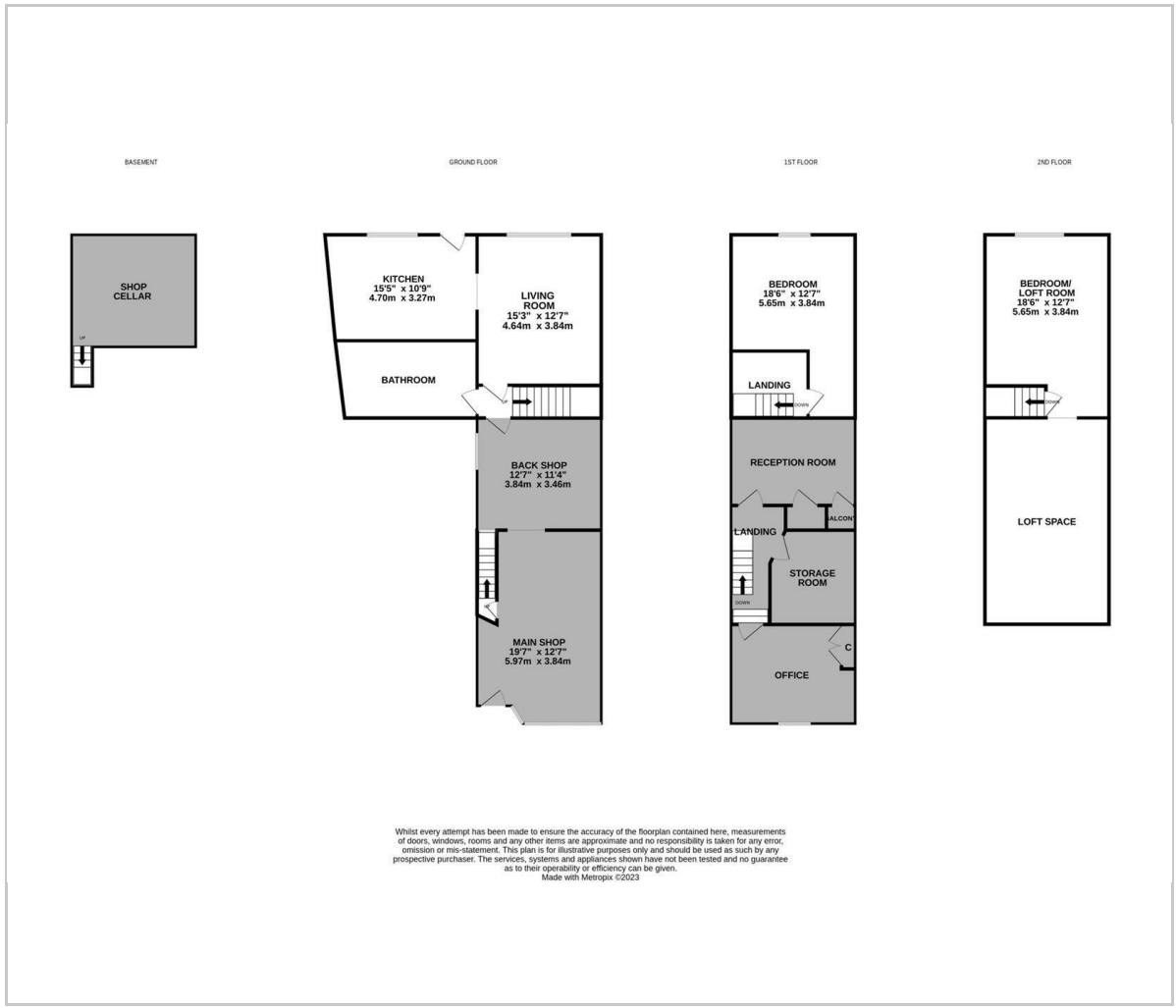
The property: a deceptively spacious freehold property with a flexible layout, a perfect family home the heart of Hastings Old Town, offering a rare opportunity to purchase a whole freehold building in a prime position on the High Street comprising both residential and an income opportunity. It is currently arranged as a cottage with walled garden and a commercial unit. The self contained two bedroom cottage is accessed by a private entrance at the rear of the property where the ground floor offers a charming living room, separate kitchen and large family bathroom. On the first floor there is a large bedroom with a rear outlook towards the East Hill and the upper floor houses the second bedroom and a large loft room which provides a useful storage space. The current commercial space spans three floors with a shop front on the High Street with front and back rooms, a cellar and three rooms on the first floor (currently used as two storage rooms and an office) and it is much more spacious than meets the eye. The building can also be easily configured with the shop having the main (front) shop room and cellar only, leaving the accommodation with another four rooms, an Inglenook sitting room on the ground floor and three more on the first floor. Being sold chain free.

The shop is currently leased until March 2026 to a popular deli. More information can be provided upon request.

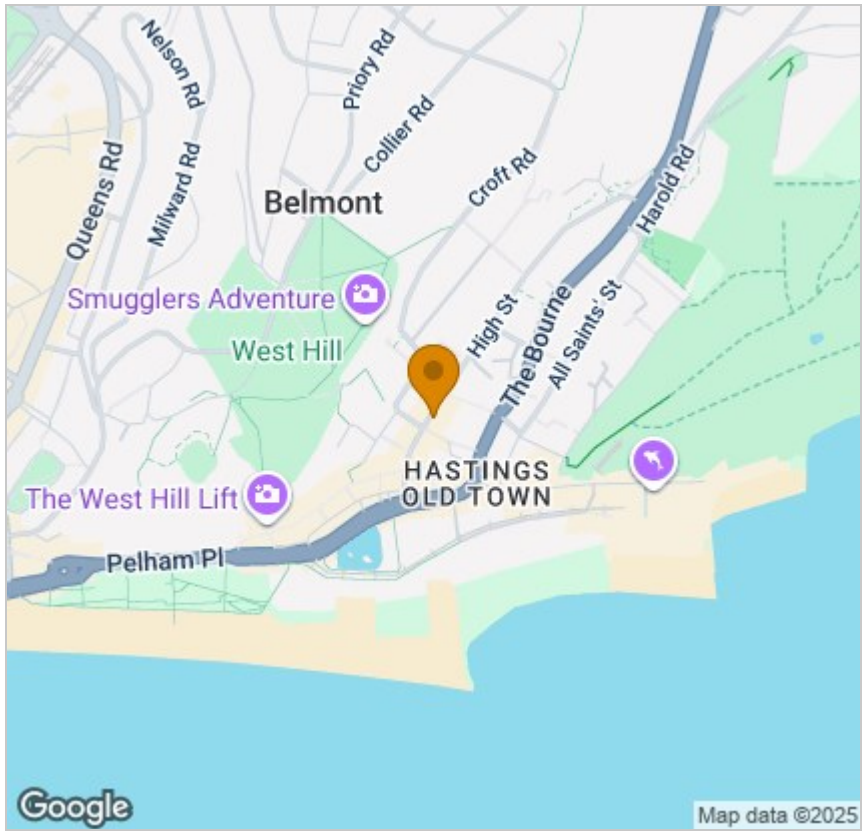
The location: situated in the centre of

Hastings Old Town within immediate distance of the beach and local shops, restaurants and traditional pubs. Hastings Town centre is just a 10 minute walk away offering additional shopping and leisure facilities and a mainline railway station with connections to London.

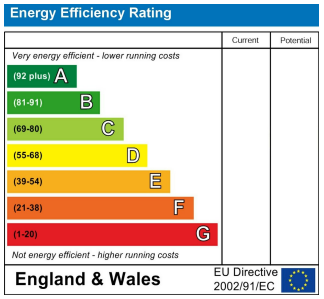
Floor Plan



Area Map



Energy Efficiency Graph



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.

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