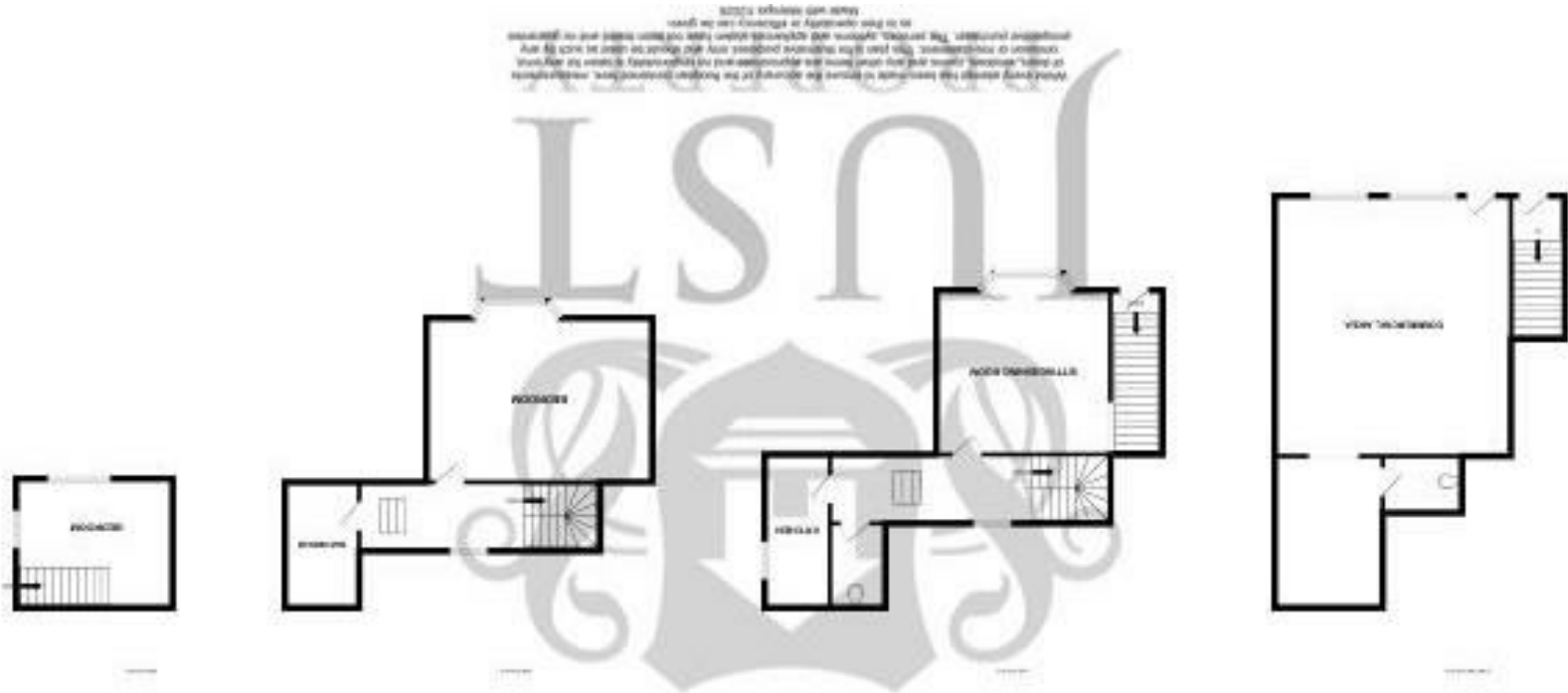




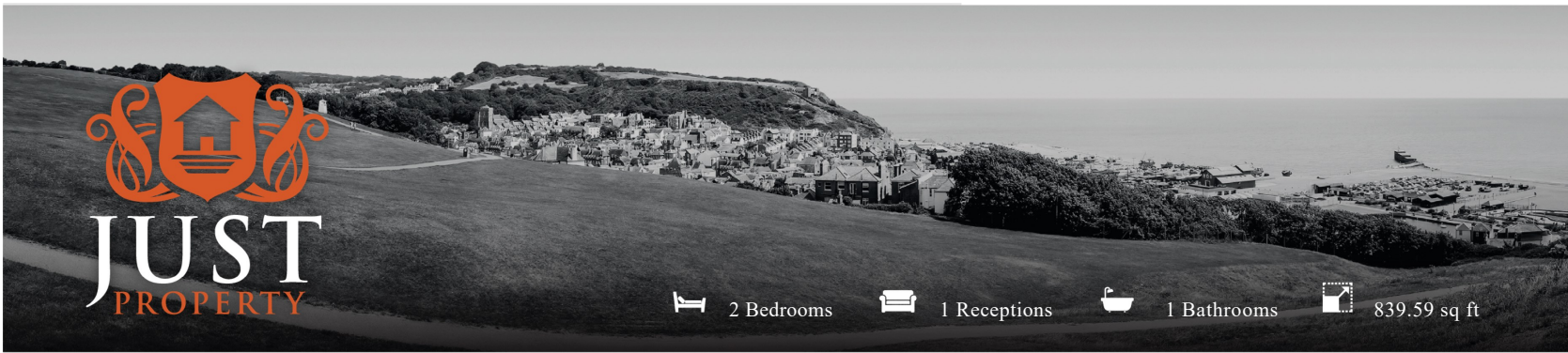
Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
	Current	Potential	Not energy efficient - higher running costs
			G (1-20)
			F (21-30)
			E (31-40)
			D (41-50)
			C (51-60)
			B (61-80)
	Current	Potential	Very energy efficient - lower running costs
			A (81-100)



FLOORPLANS

3 George Street, Hastings, TN34 3EG

www.justproperty.net



3 George Street, Hastings, TN34 3EG

Freehold

£450,000





Freehold

£450,000

2 Bedrooms 1 Receptions 1 Bathrooms 839.59 sq ft

PROPERTY DETAILS

Coming To The Market for £450,000...

PLEASE NOTE

The contractual term with the current tenants at the property runs until 2030.

Located within the heart of Hastings on the charming George Street, this delightful mixed-use freehold property comprising a ground-floor commercial unit and a self-contained two-bedroom maisonette offers a unique opportunity for those seeking a property rich in character and history. The property boasts an abundance of original features that reflect its heritage.

The property is ideally situated within a central location, providing easy access to local amenities, shops, and the vibrant community that Hastings is known for. The surrounding area is steeped in culture and history, with the stunning coastline just a short stroll away, perfect for leisurely walks or enjoying the seaside.

With well-preserved architectural details that create a welcoming atmosphere, the spacious layout allows for versatile use, whether you envision it as a comfortable residence or a commercial unit to cater to the bustling local market.

This property presents a rare chance to own a piece of Hastings' history while enjoying the modern conveniences of today. With its characterful design and prime location, it is sure to attract those who appreciate the finer things in life. Do not miss the opportunity to explore this enchanting property that perfectly blends historical charm with contemporary potential.

Council Tax Band - A

ROOM DIMENSIONS

Commercial Area

Private Entrance Up To Maisonette

Lounge

13'4" x 10'6" (4.089 x 3.209)

W.C

Kitchen

11'4" x 4'8" (3.479 x 1.433)

Stairs Up To Second Floor

Landing

Bedroom

12'3" x 10'5" (3.746 x 3.179)

Shower Room

11'4" x 4'6" (3.473 x 1.374)

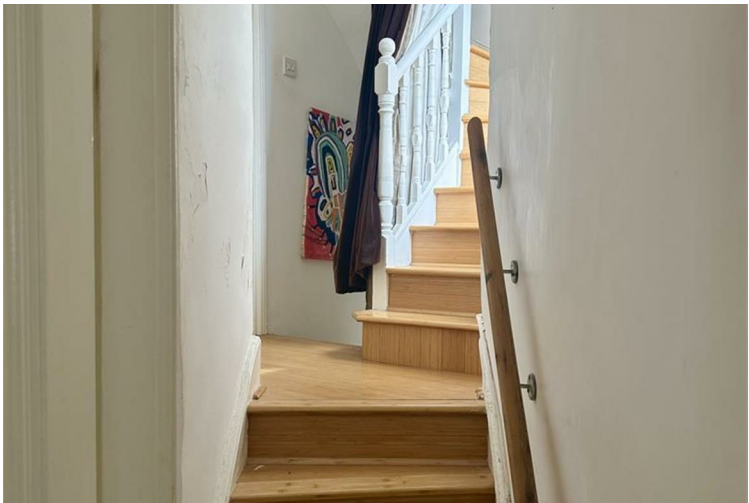
Stairs Up To Third Floor

Bedroom

11'1" x 6'9" (3.382 x 2.070)

FEATURES

- Mixed Use Commercial Ground Floor Unit & Maisonette Upstairs
- Desirable George Street Location
- Further Questions, Ask Just Property
- The Current Contractual Term Runs Until 2030.
- Abundance Of Character Throughout
- Arranged Over Numerous Floors
- Super Investment Opportunity
- Very Rarely Available
- Viewing Considered Essential Via Just Property
- Within Area Of Amenities And Shopping Facilities



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.