

JOHN BRAY & SONS



50 High Street  
Hastings, TN34 3EN

Offers In The Region Of £650,000



## 50 High Street

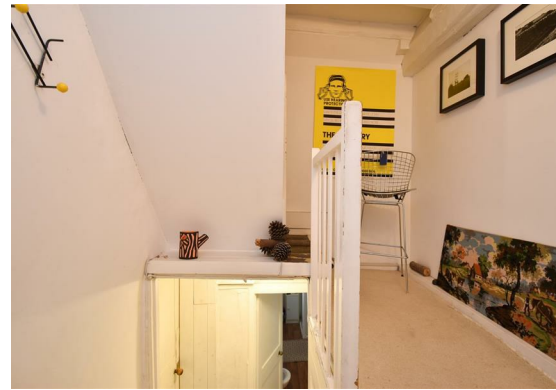
, Hastings, TN34 3EN

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

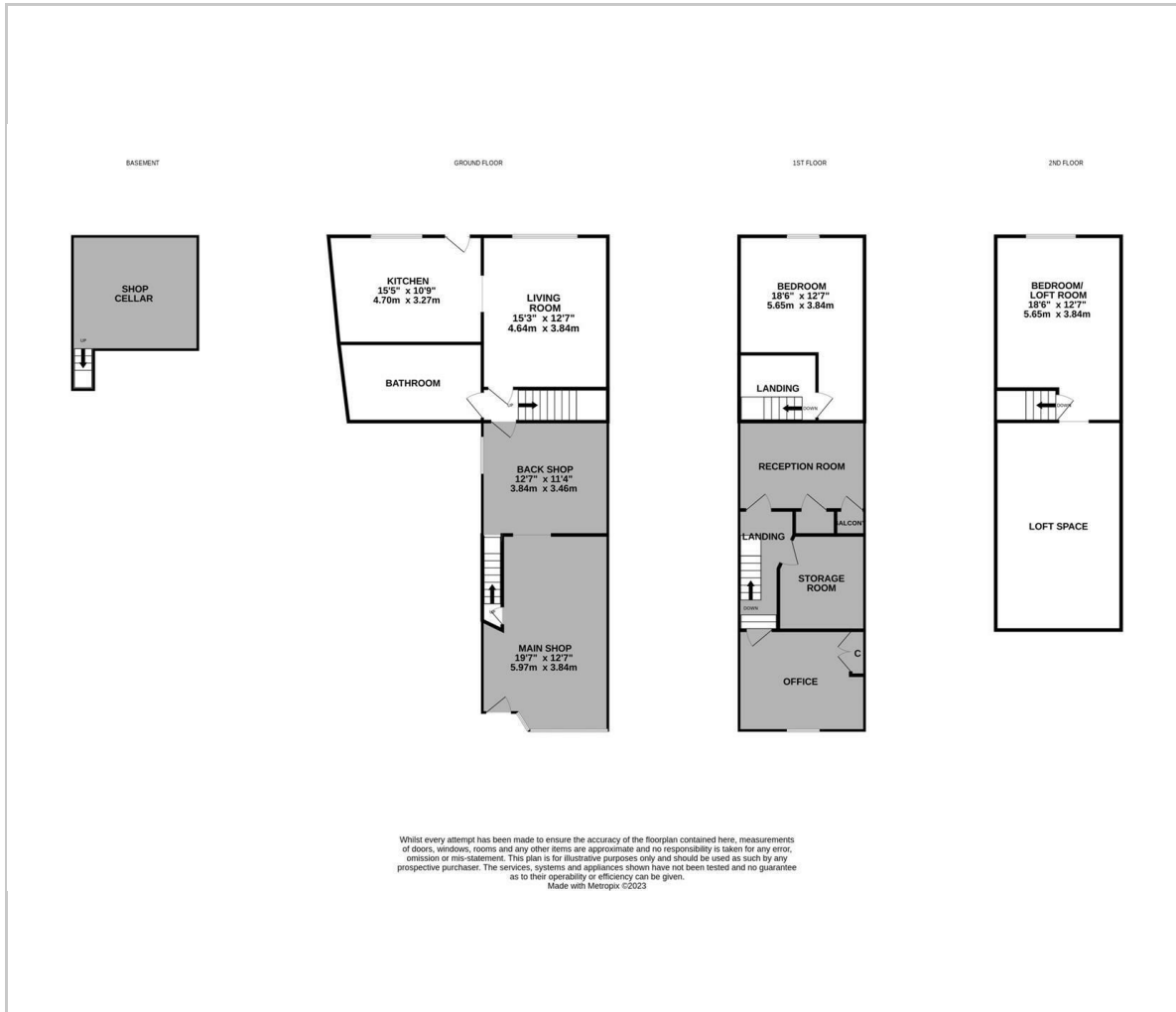




Hastings Old Town within immediate distance of the beach and local shops, restaurants and traditional pubs. Hastings Town centre is just a 10 minute walk away offering additional shopping and leisure facilities and a mainline railway station with connections to London.



## Floor Plan



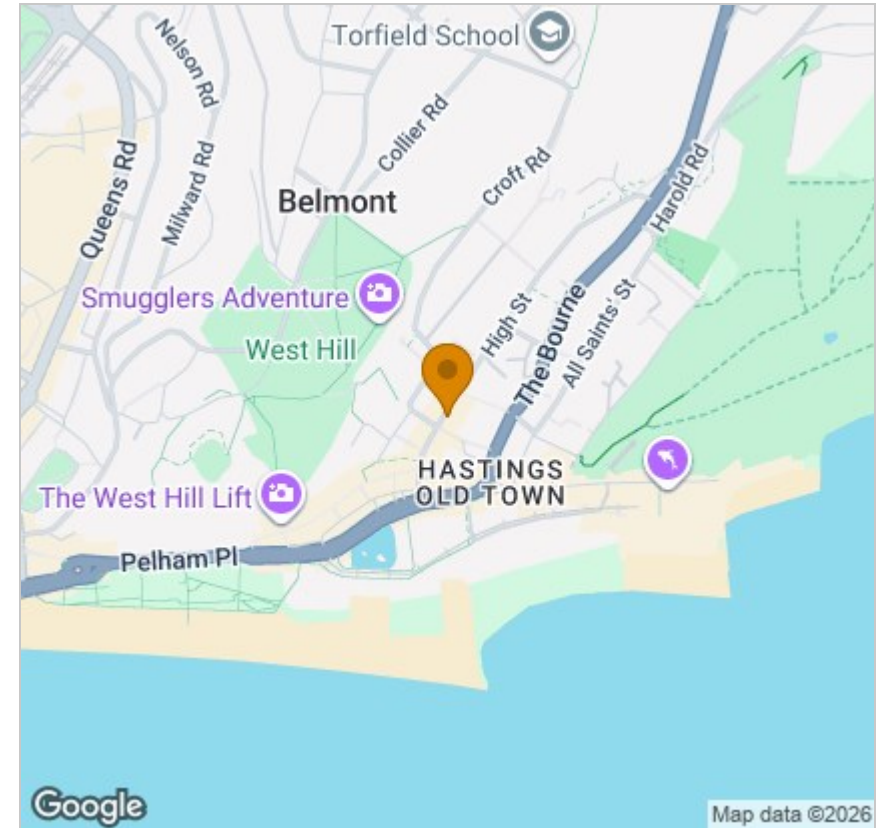
## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

72 High Street, Hasting, East Sussex, TN34 3EL  
Tel: 01424 421544 Email: enquiries@johnbrayandsons.com www.johnbrayandsons.com

## Area Map



## Energy Efficiency Graph

