PCM
ESTATE AGENTS

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Offers In Excess Of £300,000

** INVESTMENT OPPORTUNITY **
PCM Estate Agents are delighted to present to the market this incredibly RARE OPPORTUNITY to acquire this building arranged over FIVE STOREYS. Offered to the market CHAIN FREE.

The property is currently divided into TWO DWELLINGS, the lower ground floor section currently operates as a SHOP which occupies the entire lower ground floor level with its own PRIVATE ENTRANCE. The remaining four floors are currently laid out into OFFICES/ RECEPTION ROOMS, as well as having its own separate UTILITY, KITCHEN, two SEPARATE WC's and a SHOWER ROOM.

Located in the heart of Hastings town centre and is considered ideal for an investor, with unexplored potential for development, subject to the necessary planning and building consents.

Please call the owners agents now to avoid missing out on this opportunity.

STEPS RISING TO UPPER FLOOR ACCOMODATION/ OFFICES
Private front door leading to:

ENTRANCE HALLWAY
Stairs rising to upper floor accomodation, door leading to:

RECEPTION ROOM
17'7 into bay x 11'8 max (5.36m into bay x 3.56m max)
Double glazed bay window to front aspect, air conditioning unit, further door to:

RECEPTION/ OFFICE
13'5 x 12'6 max (4.09m x 3.81m max)
Fireplace, air conditioning unit, double glazed window to rear aspect, under stars storage cupboard, further door into:

UTILITY
9'1 x 7'5 (2.77m x 2.26m)
UPVC double glazed window to side aspect, further door to:

DOWNSTAIRS WC
Wash hand basin with mixer tap, low level wc, UPVC double glazed window to side aspect.

HALF LANDING
Double glazed window to side aspect, storage cupboard, further stairs to main landing and door to:

WC
Dual flush wc, wash hand basin, hot water heating appliance, double glazed window to rear aspect.

FIRST FLOOR LANDING
Stairs rising to upper floor accommodation, doors to:

KITCHEN
13'2 x 9'10 (4.01m x 3.00m)
Range of eye and base level units, integrated electric hob with extractor over and electric oven beneath, inset stainless steel sink, electric radiator, double glazed window to rear aspect, double doors leading to:

RECEPTION ROOM/ LOUNGE
16'3 x 17'6 into bay (4.95m x 5.33m into bay)
Feature fireplace, electric heater, double glazed bay window to front aspect, additional double glazed window.

SECOND FLOOR LANDING
Double glazed window to rear aspect, door to:

RECEPTION ROOM
9'10 x 9' (3.00m x 2.74m)
Electric radiator, feature fire surround, door to:

SHOWER ROOM
Electric shower, extractor fan, dual flush wc, wash hand basin, double glazed frosted window to rear aspect.

RECEPTION ROOM
16'2 x 14'2 (4.93m x 4.32m)
Electric radiator, feature fireplace, laminate flooring, double glazed windows to front aspect.

TOP FLOOR LANDING
With small half-landing, providing access to:

BEDROOM
11'11 max x 9'7 (3.63m max x 2.92m)
Skylight overlooking the rear aspect, electric heating.

BEDROOM
14'7 x 9'3 max (4.45m x 2.82m max)
Double glazed window to front aspect.

BASEMENT LEVEL
Steps down from street level to:

SHOP
27'8 x 15'4 (8.43m x 4.67m)
Double doors opening to a large open plan space currently arranged for use as a shop, further door to:

KITCHENETTE
7'9 x 7'5 (2.36m x 2.26m)
Stainless steel sink, small range of under counter cupboards, further door into:

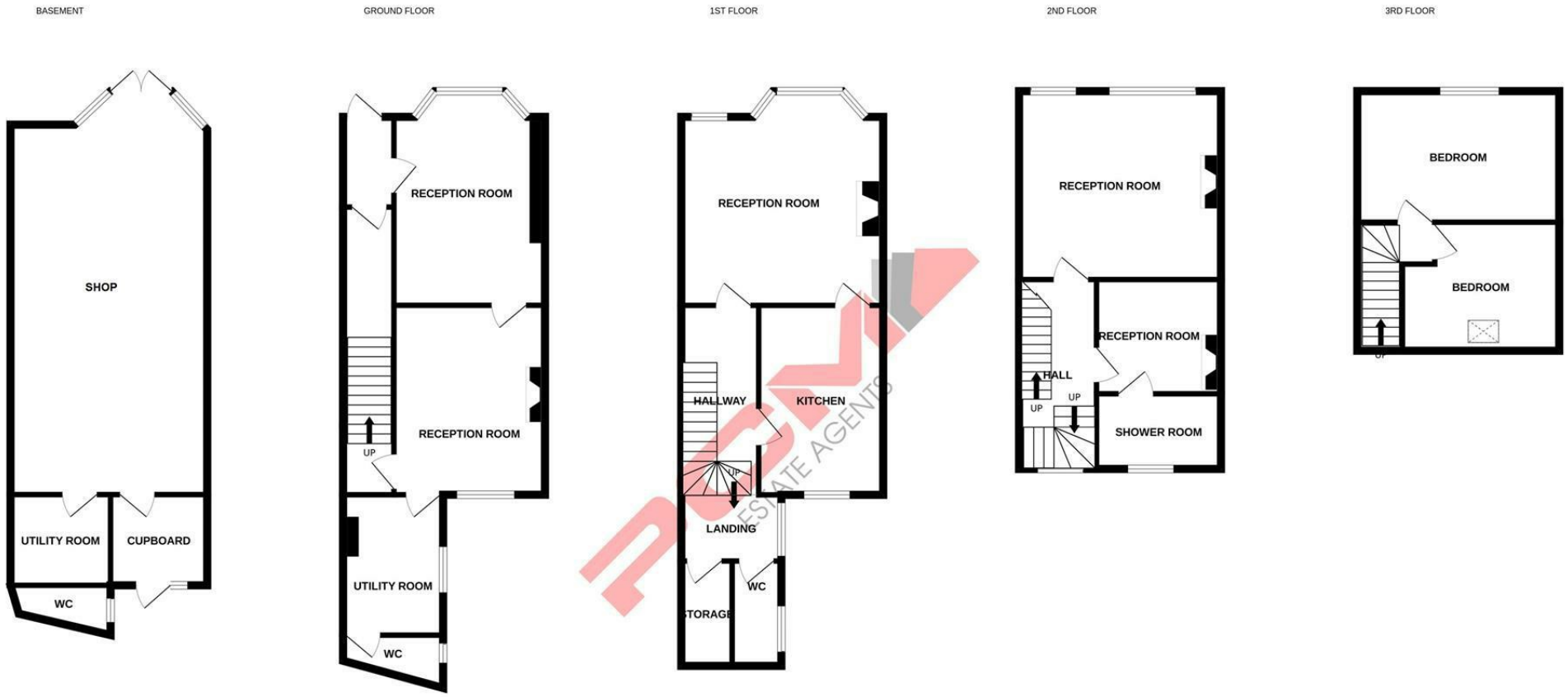
WC
Single glazed window to side aspect.

STORAGE UNIT
7'11 x 7'7 (2.41m x 2.31m)
Single glazed door to a small courtyard.

EPC RATING
Upper Floors when used as a maisonette was an E Rating.
Commercial/ whole unit is a G Rating.
More information available upon request.

Council Tax Band:

FIRE BLANKET



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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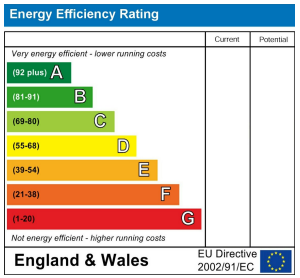

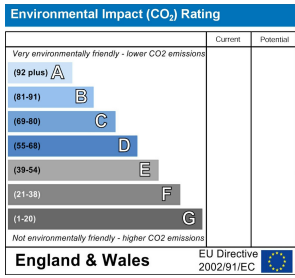

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.