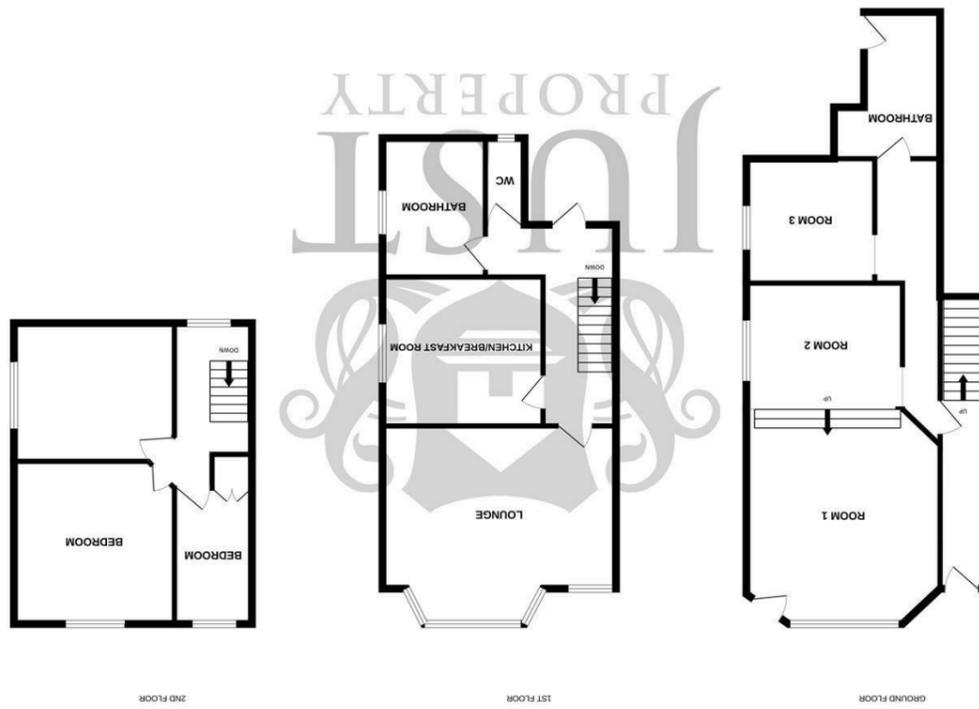


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
65	81



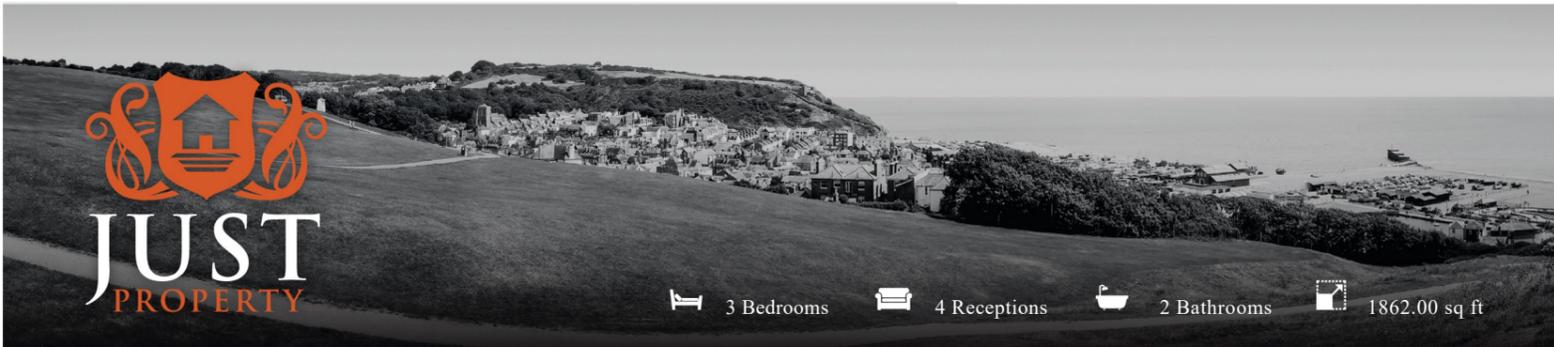
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and appliances have not been taken and no guarantee is given. The service, systems and appliances shown are not intended to be used as such for any purpose other than as a guide. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



FLOORPLANS

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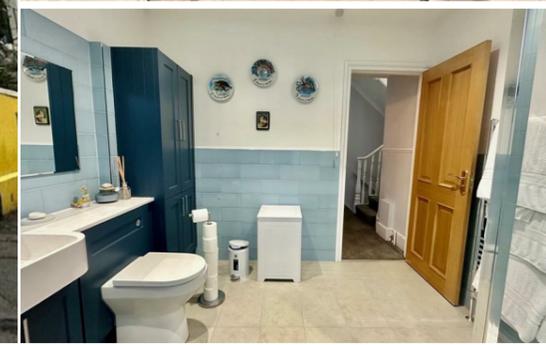
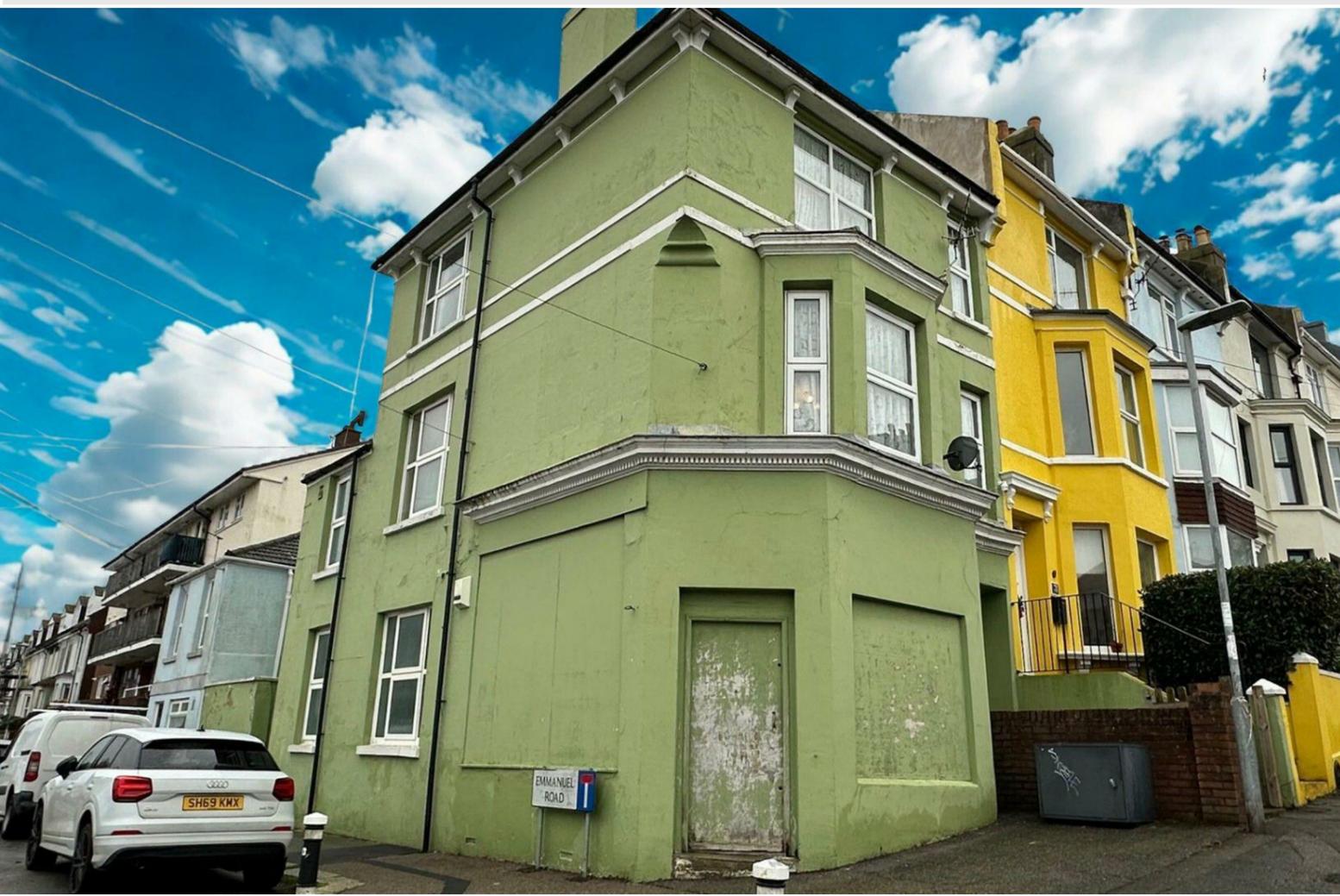


3 Bedrooms 4 Receptions 2 Bathrooms 1862.00 sq ft

32 Whitefriars Road, Hastings, TN34 3JY

Freehold

£335,000





Freehold

£335,000

3 Bedrooms

4 Receptions

2 Bathrooms

1862.00 sq ft

PROPERTY DETAILS

Just Property are delighted to present a fantastic opportunity to secure a freehold dwelling currently set up as two separate properties. The ground floor unit was historically a shop and until recently has been used as commercial storage. The vendor has already arranged 'Prior approval' for the change of use from commercial to residential use.

The property is conveniently located close to West Hill, as well as Hastings Old Town, with its fantastic seafront, beaches, restaurants, cafés, and local schools nearby.

The accommodation provides, on the ground floor, three rooms and a bathroom, along with a maisonette featuring a shower room, separate WC, and a fantastic fitted kitchen with breakfast area. There is a large family lounge measuring over 5m, and on the second floor there are two spacious double bedrooms, both with outstanding views, as well as a smaller third bedroom. Externally, the property benefits from a first-floor terrace and a ground-floor garden.

Pre-agreed planning permission exists for the property to be converted from ground-floor commercial to residential (ref HS/PA/25/00464).

To fully appreciate this exceptional opportunity, viewing is highly recommended by the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Kitchen / Breakfast Room 12'1" x 11'2" (3.69 x 3.41)
Hallway	Family Lounge 18'2" x 12'5" (5.55 x 3.79)
Door To Ground Floor	Stairs Up To Landing
Hallway	Bedroom 12'4" x 12'3'9" (3.76 x 37.72)
Room 1 16'1" x 14'6" (4.92 x 4.42)	Bedroom 12'1" x 11'1" (3.70 x 3.39)
Room 2 12'3" x 9'0" (3.74 x 2.76)	Bedroom 11'11" x 5'6" (3.64 x 1.70)
Room 3 9'8" x 9'6" (2.97 x 2.92)	Terrace
Bathroom	Garden
Stairs To First Floor	
WC	
Shower Room / WC	

FEATURES

- Whole Freehold Building
- Development Opportunity
- Two Entrances
- Three Bedrooms
- Four Reception Rooms
- Great Internal Condition
- Walking Distance From Old Town and West Hill
- Superb Views
- Enclosed Rear Garden and Terrace
- UPVC Windows and Gas Heating

