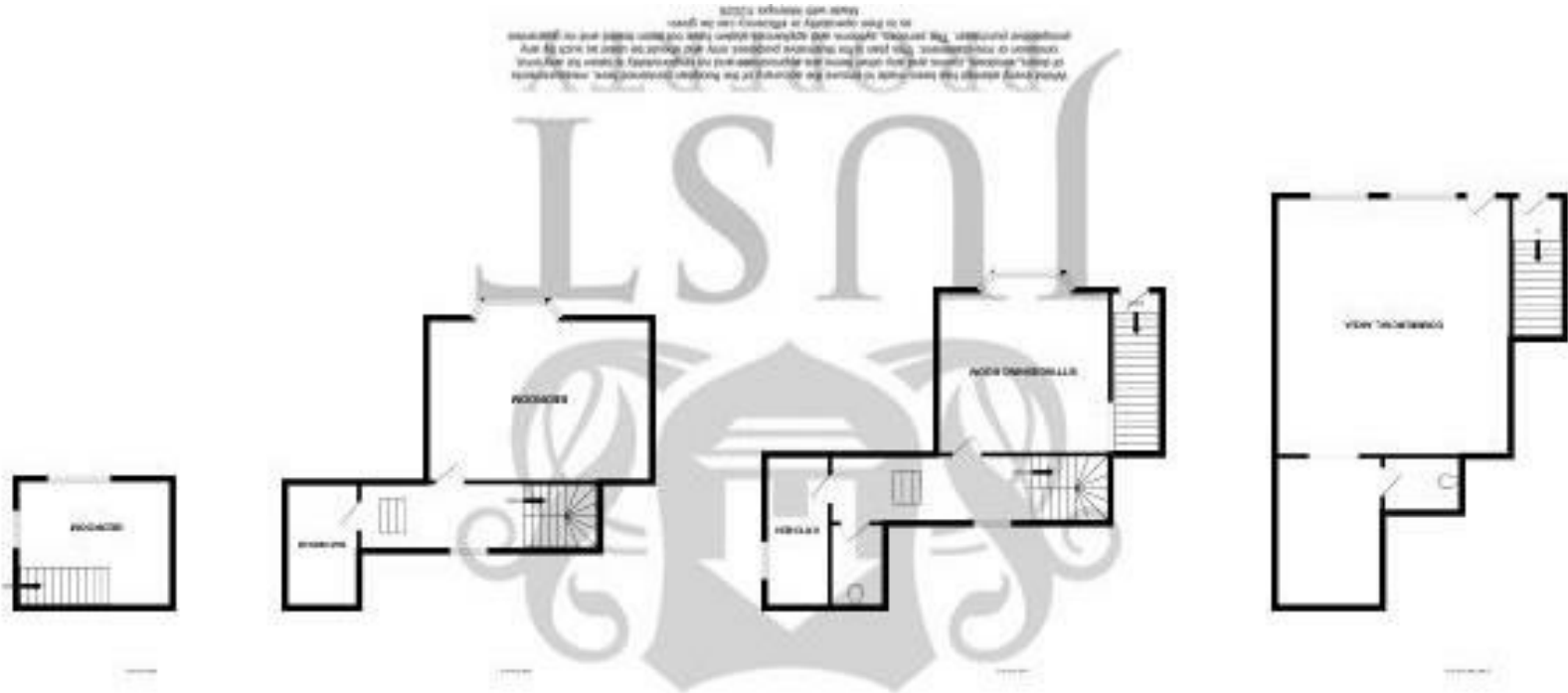




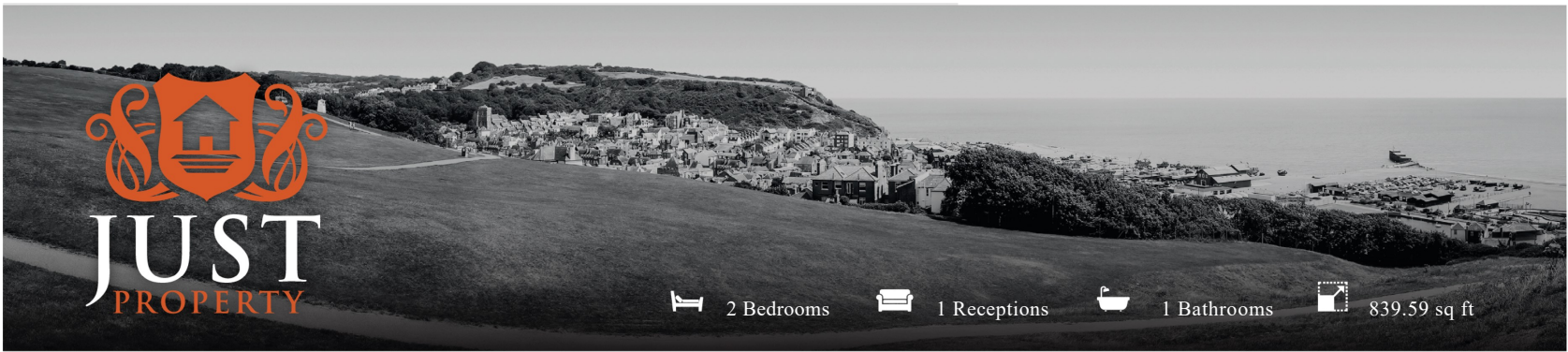
| England & Wales                             |   |           |
|---------------------------------------------|---|-----------|
| EU Directive 2002/91/EC                     |   |           |
| Energy Efficiency Rating                    |   | Current   |
|                                             |   | Potential |
| Very energy efficient - lower running costs | A | (92 plus) |
|                                             | B | (81-91)   |
|                                             | C | (69-80)   |
|                                             | D | (55-68)   |
|                                             | E | (39-54)   |
|                                             | F | (21-38)   |
| Not energy efficient - higher running costs | G | (1-20)    |



## FLOORPLANS

3 George Street, Hastings, TN34 3EG

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms 1 Receptions 1 Bathrooms 839.59 sq ft

3 George Street, Hastings, TN34 3EG

Freehold

£435,000





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

