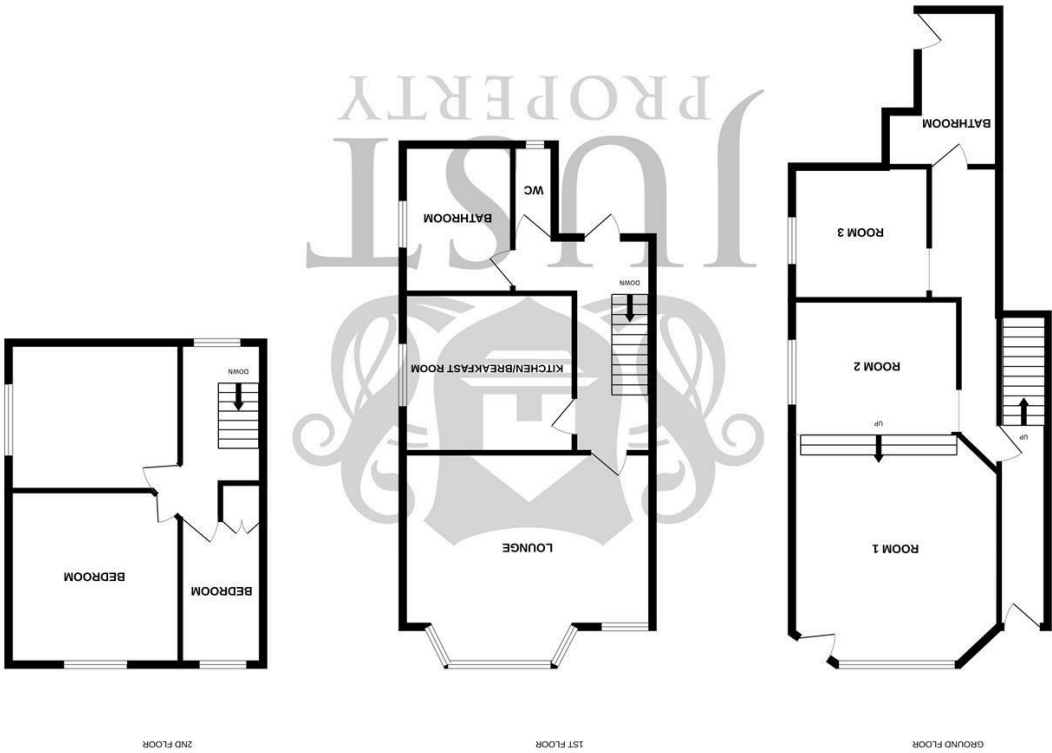




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	65	81
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



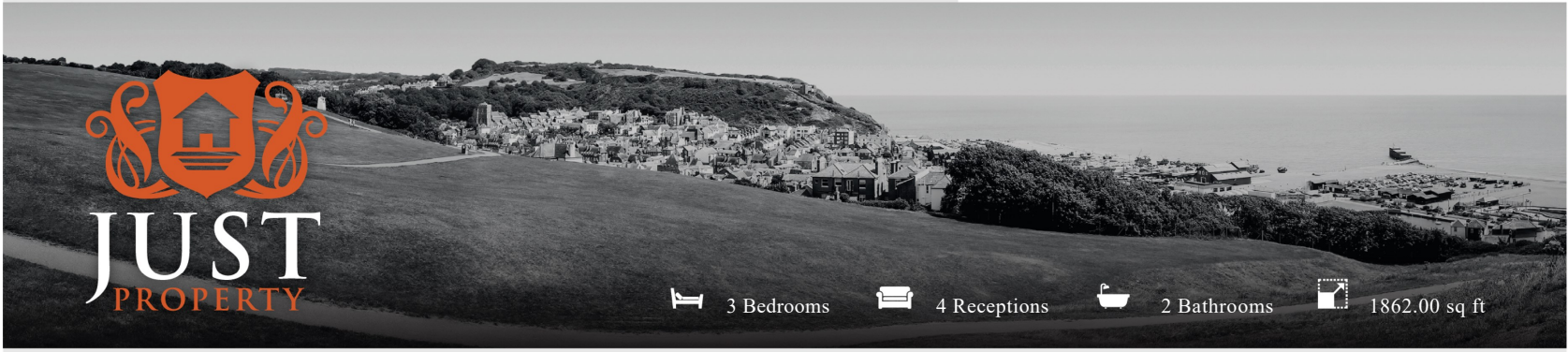
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FLOORPLANS

32 Whitefriars Road, Hastings, TN34 3JY

www.justproperty.net



3 Bedrooms 4 Receptions 2 Bathrooms 1862.00 sq ft

32 Whitefriars Road, Hastings, TN34 3JY

Freehold

£300,000





Freehold

£300,000



3 Bedrooms



4 Receptions



2 Bathrooms



1862.00 sq ft

PROPERTY DETAILS

GUIDE PRICE £300,000 - £325,000

Just Property are delighted to present a fantastic development opportunity to secure a freehold dwelling currently set up as a 3-bed maisonette and a ground floor unit that was historically a shop. Until recently the ground floor was used as commercial storage and is in need of full refurbishment/renovation, the property is has been priced to reflect this.

The vendor has already arranged 'Prior approval' for the change of use from commercial to residential use and therefore permission exists for the property to be converted from ground-floor commercial to a 1 bed residential dwelling (ref HS/PA/25/00464).

The property is conveniently located close to the 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 newly refurbished 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 courtyard garden.

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 Gad Heating

