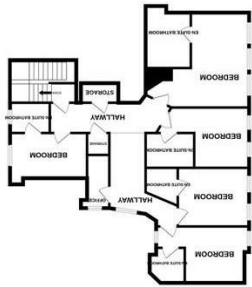
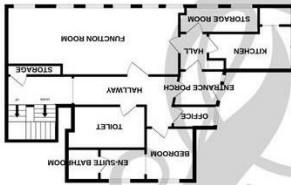




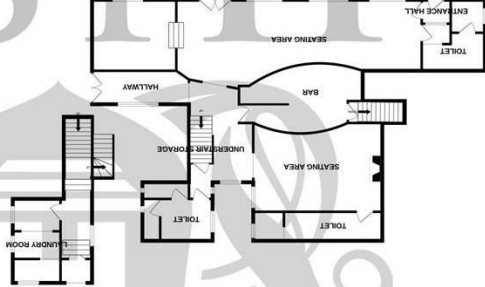
England & Wales		
EU Directive 2002/91/EC		
68	Not energy efficient - higher running costs	
	G	(1-20)
	F	(21-38)
	E	(39-54)
	D	(55-68)
	C	(69-80)
	B	(81-91)
Energy Efficiency Rating	A	(92 plus)
	Very energy efficient - lower running costs	
Potential	Current	



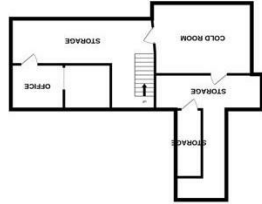
2ND FLOOR



1ST FLOOR



GROUND FLOOR



BASMENT

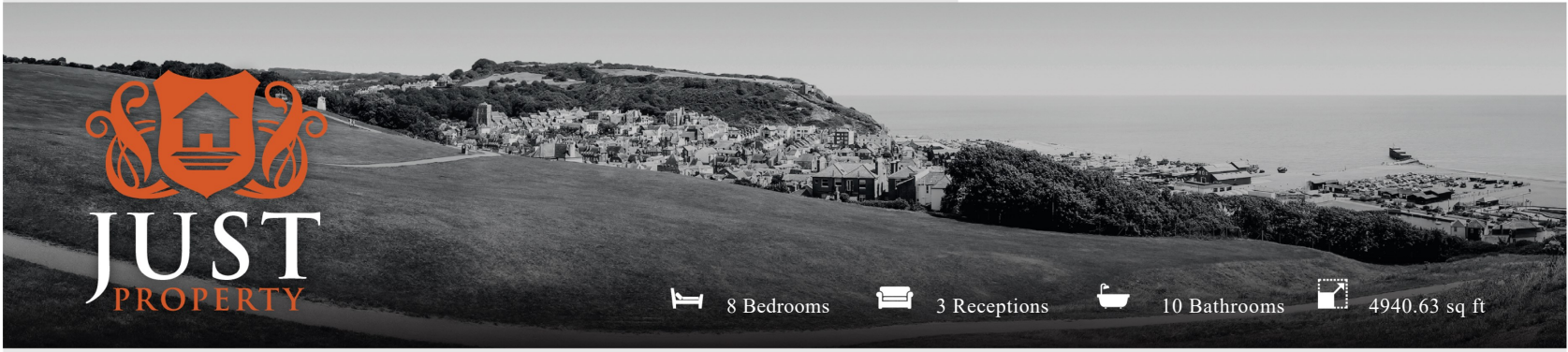
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix iC2024



FLOORPLANS

The Jenny Lind Inn, 69 High Street, Old Town, Hastings, TN34 3EW

www.justproperty.net



Freehold

£900,000

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Freehold

£900,000



ROOM DIMENSIONS

Front Entrance	Toilet
Main Seating Area & Bar	8'2" x 10'4" (2.49m x 3.16m)
46'10" x 12'0" (14.29m x 3.67m)	Stairs To Second Floor
Toilet	Bedroom
6'10" x 12'2" (2.10m x 3.72m)	12'0" x 9'1" (3.66m x 2.77m)
Toilet	En-suite Bathroom
14'6" x 5'6" (4.44m x 1.68m)	6'2" x 5'9" (1.89m x 1.76m)
Seating Area	Office
22'4" x 15'4" (6.82m x 4.68m)	Bedroom
Toilet	14'2" x 11'2" (4.32m x 3.41m)
10'2" x 9'1" (3.10m x 2.79m)	En-Suite Bathroom
Stairs to First Floor	4'11" x 4'1" (1.51m x 1.25m)
Laundry Room	Bedroom
Access to Garden	10'4" x 10'10" (3.16m x 3.31m)
Frist Floor Hallway	En-Suite Bathroom
Function Room	6'7" x 5'8" (2.03m x 1.73m)
16'7" x 30'4" (5.08m x 9.25m)	Bedroom
Storage Room	10'0" x 8'4" (3.07m x 2.55m)
14'5" x 8'0" (4.41m x 2.45m)	En-Suite Bathroom
Kitchen	7'3" x 4'9" (2.22m x 1.45m)
16'9" x 8'0" (5.11m x 2.45m)	Bedroom
Entrance Porch	12'10" x 16'11" (3.92m x 5.17m)
Office	En-suite Bathroom
Bedroom	5'1" x 8'0" (1.57m x 2.46)
10'3" x 6'11" (3.14m x 2.12m)	Cellar
En-suite Bathroom	17'7" x 6'11" (5.38m x 2.12m)
5'3" x 3'3" (1.61m x 1.01m)	Cold Room
	15'5" x 11'6" (4.72m x 3.52m)

PROPERTY DETAILS

Just Property are delighted to bring to the market this fantastic opportunity to acquire a prominent freehold pub situated in the heart of Hastings Old Town. The "JENNY LIND" is a well-established, historic pub offering excellent potential for a range of business ventures. This charming venue benefits from a high-visibility location along the bustling High Street, with a wealth of foot traffic and local interest.

The pub is thoughtfully laid out with two distinct seating areas, both comfortably serviced by a central bar, allowing for an enjoyable drinking experience. The layout offers great flexibility for accommodating different events and functions, whether for casual dining or social gatherings. The well-maintained interior exudes character, there are three well maintained outside garden areas too.

To the first floor, the property also boasts a large function room that can be used for a variety of events, such as private parties, business conferences, or community gatherings with a private commercial kitchen. This versatile space is a key asset, offering significant potential to generate further income. Additionally, you will find the first of six rooms serviced by an en-suite bathroom as well offices, staff and storage rooms.

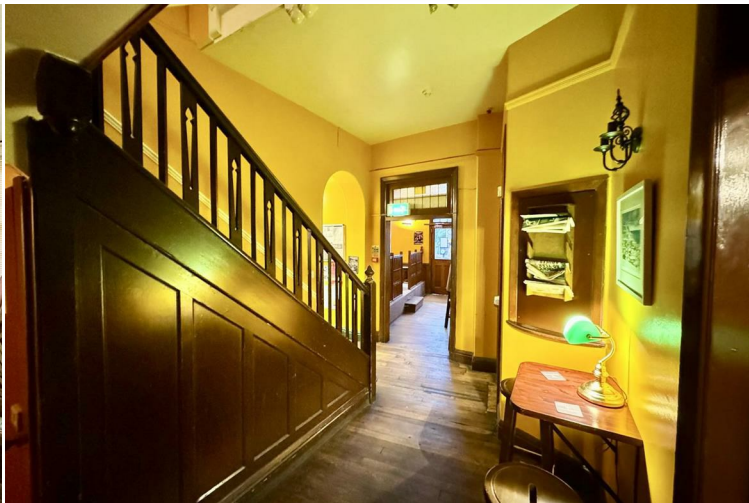
Upstairs, the property offers five additional hotel rooms, each with its own en-suite bathroom, creating a fantastic opportunity for additional revenue. These rooms are perfect for accommodating visitors looking to enjoy the charm of Hastings Old Town, with easy access to the beach, local shops, and popular attractions.

The property is further complemented by the cellar, which includes a cold room, offering valuable storage space for stock and supplies. This feature supports the operational needs of the business, ensuring smooth and efficient management.

To arrange access to this spectacular property, please contact the vendors choice of sole agents, Just Property, on 01424 444100

FEATURES

- Fantastic High Street Location Within The Hastings Old Town
- Commercial Property
- Two Large Internal Seating Areas Serviced By Central Bar
- Three Outdoor Seating Areas
- Six Motel Rooms With En-suite Bathrooms Upstairs
- Sizeable Basement Level
- Spacious Function Room
- Substantial Freehold Property
- Rare Opportunity



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.