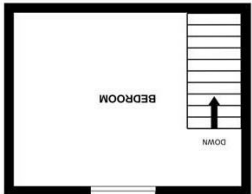
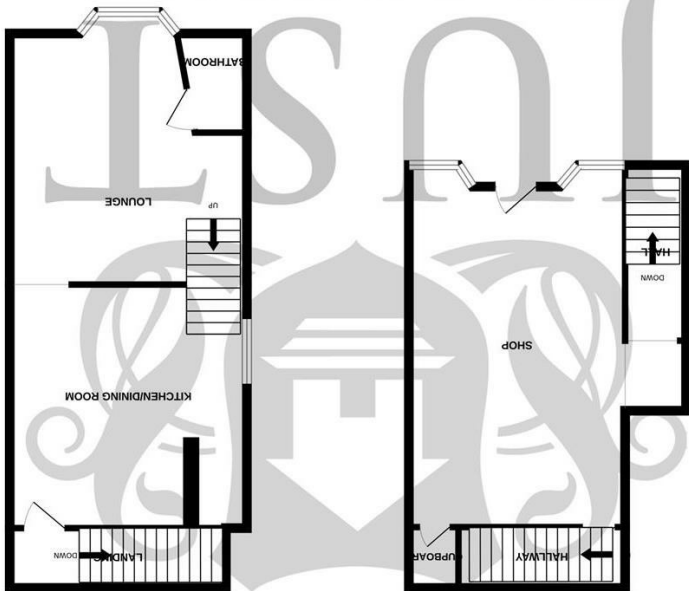




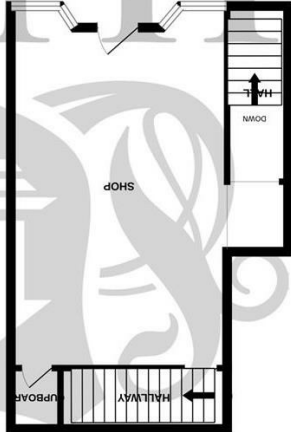
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	53	84
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



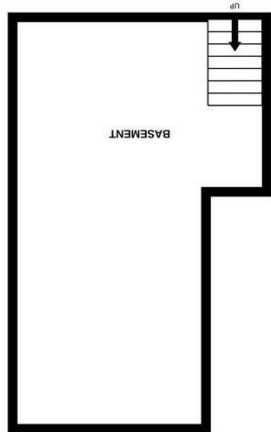
MEZZANINE LEVEL



1ST FLOOR



SHOP

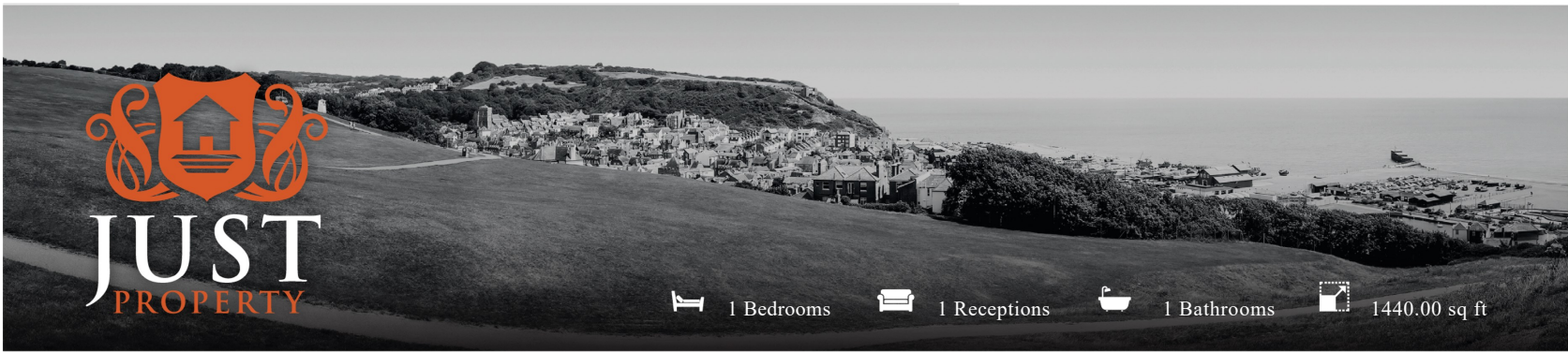


CELLAR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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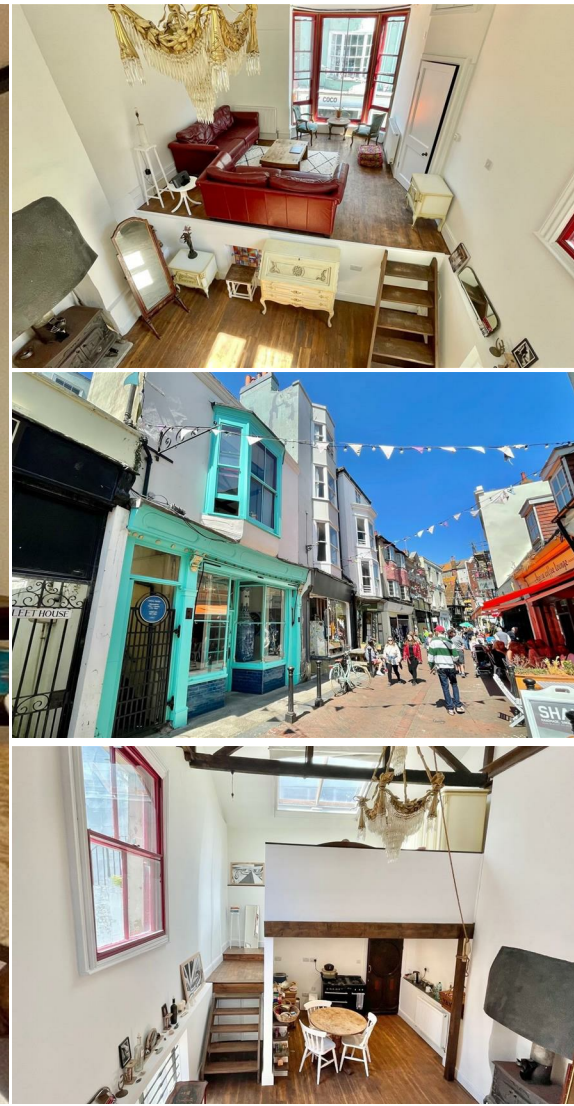
www.justproperty.net



The Prout Gallery and Studio 57 George Street, Old Town, Hastings, TN34 3EE

Freehold

£350,000



FLOORPLANS

The Prout Gallery and Studio 57 George Street, Old Town, Hastings, TN34 3EE



Freehold

£350,000

1 Bedrooms 1 Receptions 1 Bathrooms 1440.00 sq ft

PROPERTY DETAILS

An opportunity to secure a rarely available freehold property in the heart of the historic Old Town of Hastings. The property is positioned at the centre point of Hastings Old Town's busiest pedestrianised shopping area. There is a wonderful atmosphere that brings many interesting and individual visitors to the area to browse the shops, enjoy the café culture, and take advantage of the close proximity to the train station, seafront, and promenade.

In addition to the recently reduced listing price, please note that the property is available for mixed use. This offers excellent flexibility for both residential and commercial purposes, and, as it qualifies as a commercial premises, stamp duty rates are significantly lower. For example, a purchase price of £385,000 on a standard moving home basis, would incur a stamp duty of only £8,750.

The property itself presents a highly desirable opportunity to live, work, and be creative within the same dwelling. From the Tiffany-inspired blue exterior—originally the location of the Prout Gallery and studio—there is a beautiful open-plan shop area with original floorboards and a spacious basement ideal for extra storage or display space. The front façade features a unique and eye-catching window display point.

A private door at the rear of the shop leads to a staircase that takes you to the living accommodation. This includes a spacious kitchen and dining area, an open-plan mezzanine lounge with bay window offering views and sounds of the vibrant Old Town, a recently refitted shower room/WC, and a dedicated sleeping area.

In total, the building offers approximately 1,400 square feet of floor space. It boasts many unique and individual touches, such as a Rembrandt-style interior window providing a view from the living quarters into the shop, and an abundance of natural light throughout the property.

We have been advised by the seller that business rates are exempt.

Please contact Just Property to view this property.

ROOM DIMENSIONS

Shop Front

Shop Floor
27'11" x 13'3" (8.53 x 4.06)

Stairs To Basement

Basement
25'0" x 11'11" (7.64 x 3.64)

Private Door

Stairs To Landing

Front Door

Kitchen / Dining Space
15'10" x 13'6" (4.85 x 4.13)

Up To Bedroom Area
10'7" x 10'1" (3.24 x 3.08)

Mezzanine Open Plan Lounge Area
14'3" x 12'8" (4.36 x 3.87)

Shower Room / WC

FEATURES

- Shop and Living Space
- Central Old Town Location
- Many Original Features
- Huge Basement Area
- Busy Footfall
- Open Plan Living Spaces
- Close To Town Centre
- Refurbished Living Area
- Historic Grade II Listed Building



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.