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32 Whitefriars Road, Hastings, TN34 3JY





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

Hallway

Door To Ground Floor

Hallway

Room 1  
16'1" x 14'6" (4.92 x 4.42)

Room 2  
12'3" x 9'0" (3.74 x 2.76)

Room 3  
9'8" x 9'6" (2.97 x 2.92)

Bathroom

Stairs To First Floor

WC

Shower Room / WC

Kitchen / Breakfast Room  
12'1" x 11'2" (3.69 x 3.41)

Family Lounge  
18'2" x 12'5" (5.55 x 3.79)

Stairs Up To Landing

Bedroom  
12'4" x 12'3" (3.76 x 3.72)

Bedroom  
12'1" x 11'1" (3.70 x 3.39)

Bedroom  
11'11" x 5'6" (3.64 x 1.70)

Terrace

Garden

## 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

