

# JOHN BRAY & SONS



66 High Street  
Hastings, TN34 3EW

Offers In Excess Of £750,000

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## 66 High Street

, Hastings, TN34 3EW

The property: a commercial unit and four bedroom maisonette spanning four storeys with a private courtyard on the High Street in Hastings Old Town. Relishing original features throughout including wooden floorboards and sash windows, the accommodation here is accessed through a private entrance with original stone walls and benefits from generous proportions throughout. The first floor comprises of a spacious fitted kitchen with access to the enclosed rear garden, separate utility room with W/C, and a front aspect living room which enjoys three original windows each framing a different, but stunning, perspective of the Old Town. The second floor houses three double bedrooms and the family shower room, with the primary enjoying access to an ensuite and views of St Clements Church. A further double bedroom is located on the third floor together with a bathroom which enjoys a built-in bath. The ground floor is currently arranged as a front aspect commercial unit with a beautiful jewellery shop on the High Street, and several additional rooms currently set up for storage and offices. There is also a W/C located on this floor. Externally there is a low maintenance enclosed rear garden which enjoys an area of paving followed by a built-in shelter offering the perfect spot to entertain or dine alfresco. Set in the heart of Hastings Old Town, this property is being sold chain free and is not to be missed.

The location: situated in an unrivalled position on the High Street in the heart of Hastings Old Town within immediate





reach of independent shops, eateries, traditional pubs, galleries and antique stores. Hastings Country Park, the East Hill and the beach are also within walking distance offering picturesque walks and scenery. Hastings Town centre is just a short stroll away and benefits from a mainline railway station offering connections to London.



## Floor Plan



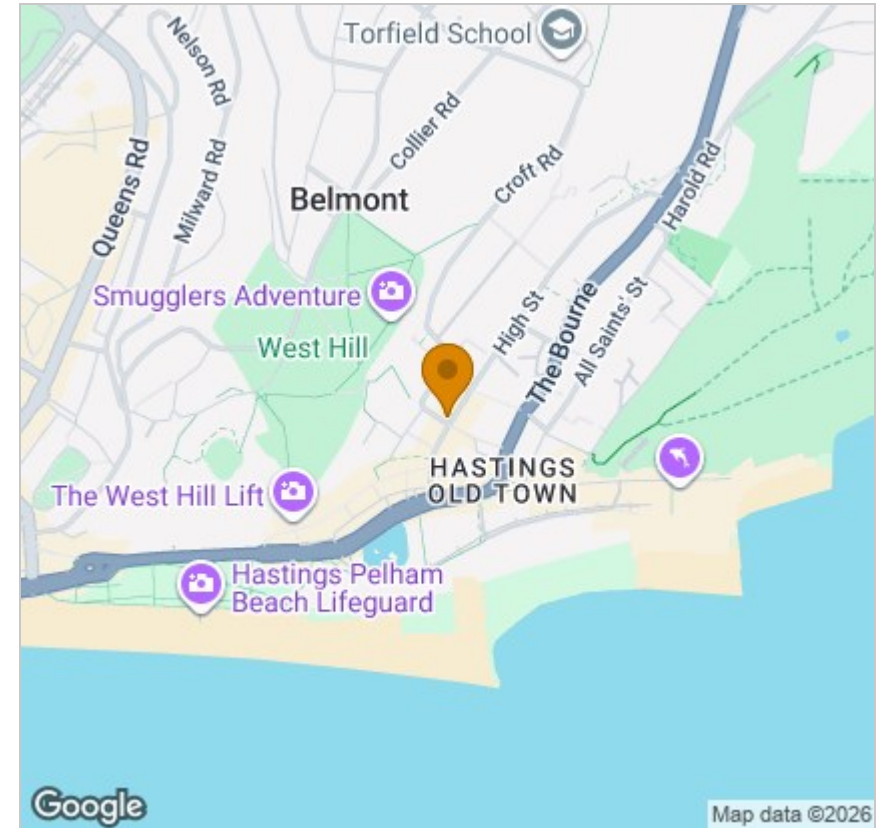
## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

