

meridian
SURVEYORS

High Street, Hastings

A Ground Floor Shop Premises For Sale with Accommodation Above
Price £495,000 Freehold

Description:

Possibly the most popular corner location in the Hastings Old Town, this Grade II Listed commercial premises is believed to go back as far as 1511, very few can rival the impressive history of this property. The building is split over four floors with a generous amount of character and charm throughout, a spacious shop on the ground floor is the main feature receiving huge footfall due to its busy corner location.

Location:

The Location: Hastings Old Town, Corner of The High Street & Courthouse Street

The building, currently 'Stone Corner' occupies the site of 42a & b High Street and No.1 Courthouse Street, an exceptional location in the Hastings Old Town. Until 1800, Hastings was confined to the Bourne Valley between the large unspoilt open areas of the East and West Hills. The High Street was one of the two original streets that were divided by the Bourne stream, the High Street and All Saints Street were the most popular areas with George Street being known as 'the suburbs'.

Accommodation:

ENTRANCE HALLWAY: Built-in storage with sliding doors, nice wooden tongue & groove panelling to the left hand side, staircase leading up to First Floor plus an opening leading into;

SHOP: 33'05 x 10'10 (10.19m x 3.33m) Beautifully well located corner plot with window displays, access on the corner of High Street and Courthouse Street, air conditioned, various shelving, currently carpeted, long bright room with numerous windows, service desk, ceiling lights above, numerous lights, exposed beams throughout, shelving, radiator, access door down to cellar.

BACK OFFICE: 10'11 x 10'04 (3.35m x 3.17m) Large framed window to the side aspect, carpeted.
Down step to;

KITCHENETTE/W.C.: Fitted kitchen with w/c.
Down staircase to;

CELLAR: 16'06 x 15'02 (5.05m x 4.63m) Concreted floor, great area for storage, plenty of head height, ceiling lights, power points, shelving, a dry area with no signs of any water ingress or any damp issues.

FIRST FLOOR:
Staircase with hand bannister and carpet runner leading up to:

FIRST FLOOR LANDING: Beautiful stripped original wooden floorboards, double length radiator, glazed metal framed sliding window to the rear of the property offering a pleasant rooftop view up to the East Hill Country Park.

BATHROOM SUITE:

Comprising panelled bath, pedestal hand basin, W.C., radiator, casement window to side aspect, storage cupboards with shelving, ceiling light operated by pulley cord.

Steps down to:

KITCHEN AREA: 12'06 x 9'09 (3.82m x 2.98m) Fitted kitchen with base units, beautiful original exposed wood work, Worcester combination boiler, built-in storage cupboards, ceiling lights, an original window from the 1600s is included in the elevation overlooking Courthouse Street, high ceilings, archway leading into;

ROOM: 11'09 x 8'04 (3.58m x 2.54m) Storage cupboards, further beautiful wood work and beams, radiator.

RECEPTION ROOM: 18'03 x 12'02 (5.57m x 3.71m) Two separate single glazed sash windows overlooking the High Street, in keeping with the period of the property, exposed beams, carpeted, radiators, chimney breast giving the option of an open fire, if required, large room that could be used as an office or second area.

Staircase leading up to:

SECOND FLOOR LANDING: Sliding doors giving access to eaves storage, ceiling light.

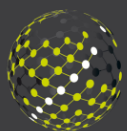
TOP FLOOR

BEDROOM ONE: 14'11 x 12'07 (4.55m x 3.86m) Exceptional original floorboards of various sizes, exposed beams, beautiful picture sash window offering a nice view down the High Street, built-in wardrobes.

EN-SUITE SHOWER ROOM: Walk-in shower with mains operated shower head, W.C., pedestal hand basin, tiled throughout, radiator.

Viewing:

Strictly by appointment through the agents, Meridian Property.



meridian
SURVEYORS

Contact
16 Havlock Road, Hastings
East Sussex, TN34 1BP

Tel: 01 424 863306
www.meridianproperty.co.uk
info@meridianproperty.co.uk

Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.