



## 5 White Rock House, White Rock Road, Hastings, TN34 1LE

A MAGNIFICENT TWO BEDROOM SECOND FLOOR SEAFRONT APARTMENT FORMING PART OF THIS SOUGHT AFTER PURPOSE BUILT BLOCK AND ENJOYING EXTENSIVE AND COMMANDING VIEWS OVER THE ENGLISH CHANNEL, HASTINGS PIER AND THE COASTLINE TOWARDS BEACHY HEAD IN EASTBOURNE. \*\*TO BE SOLD CHAIN FREE\*\*

This spacious flat is considered to have some of the best views in Hastings over the English Channel. The 28ft open plan Kitchen/Living Room with private Balcony is on the south west side of the building with the benefit of uninterrupted sea views and both Bedrooms face west towards Falaise and the sea. In addition, there is a family bathroom/w.c. with modern suite and there is also a re-fitted en-suite shower room/w.c to the main bedroom. Both double bedrooms have fitted wardrobes and further benefits include gas fired central heating, tilt 'n' turn upvc double glazing and a residents lift.

To the ground floor (directly accessible via residents lift) is a 7ft private store room and outside there is an integral garage. There is also a Share of the Freehold, the remainder of a 999 year lease and the Service Charge is approximately £1,500 per annum. The property is ideally positioned within half a mile from Priory Meadow Shopping Centre, Hastings Mainline Train Station, local bus services and is a short walk down to the Seafront, The White Rock Theatre and local restaurants.

Ideal as a main or holiday home with viewing very much encouraged to appreciate the space, layout and extensive views this immaculate apartment offers. Viewing is strictly by appointment via owners Sole agent, Charles & Co.

Price £365,000

## 5 White Rock House, White Rock Road, Hastings, TN34 1LE



- Stunning Seafront Apartment
- Open Plan Kitchen/Living Room
- En-suite & Family Bathroom
- To Be Sold Chain Free
- Extensive Sea & Channel Views
- Private Balcony with Sea Views
- Store Room & Garage
- Close to Trains & Town Centre
- Two Double Bedrooms
- Long Lease & Share of Freehold

### Communal Entrance Porch

### Communal Entrance Hallway

### Residents Lift

### Second Floor Communal Hallway

### Entrance Hallway

### Open Plan Kitchen/Living Room

28 x 13'5 (8.53m x 4.09m)

### Private Balcony

### Bedroom One

11'8 x 11'3 (3.56m x 3.43m)

### En-Suite Shower Room/W.C

6'4 x 5'2 (1.93m x 1.57m)

### Bedroom Two

11'8 x 9'8 (3.56m x 2.95m)

### Bathroom/W.C

6'4 x 5'8 (1.93m x 1.73m)

### Ground Floor Level

### Private Storage Room

7'6 deep (2.29m deep)

### Garage

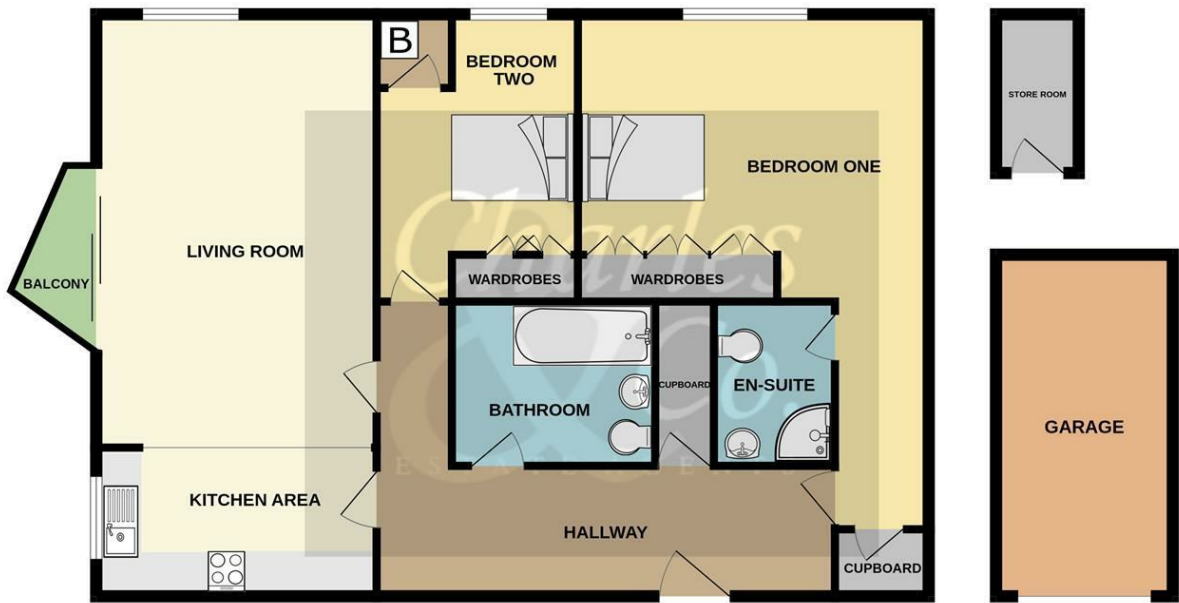
### Outside





# Floor Plan

GROUND FLOOR  
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.

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, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
<b>B</b>	79	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	