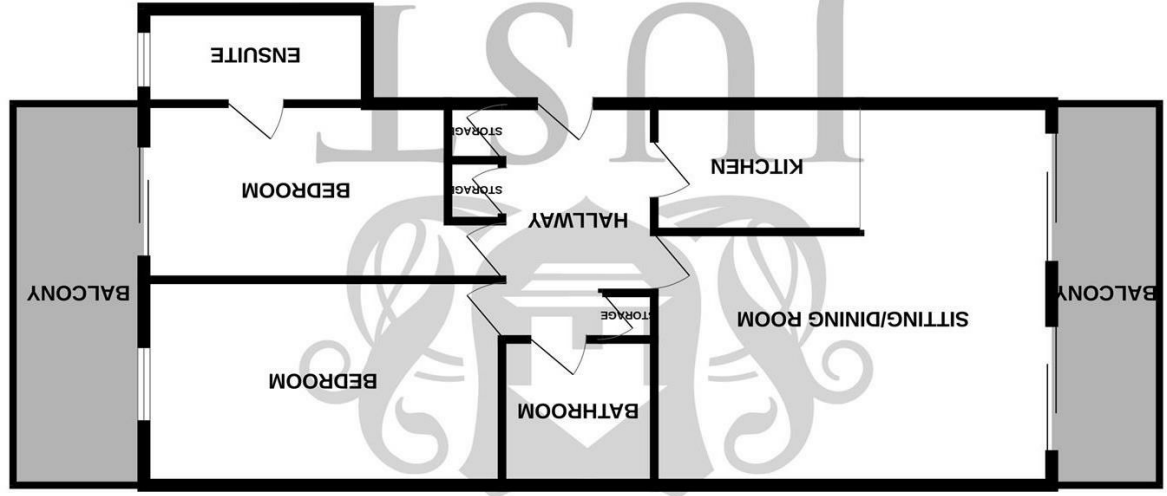


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchasers. 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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England & Wales	
EU Directive 2002/91/EC	
Current	Potential
81	81
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



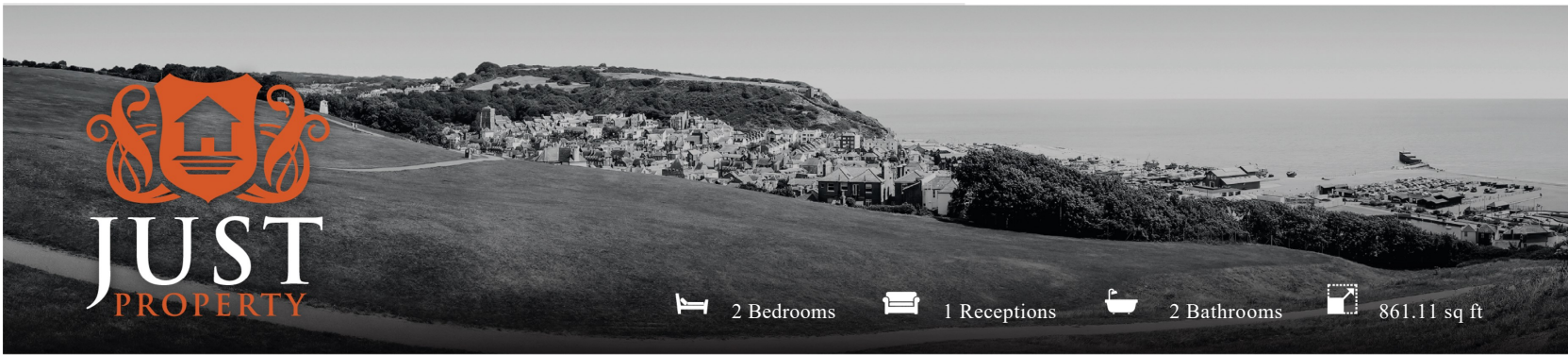
GROUND FLOOR



11 The Ice House Rock-A-Nore Road, Hastings, TN34 3DW

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms | 1 Receptions | 2 Bathrooms | 861.11 sq ft

11 The Ice House Rock-A-Nore Road, Hastings, TN34 3DW

Leasehold

**£500,000**





Leasehold

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2 Bedrooms 1 Receptions 2 Bathrooms 861.11 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market this luxurious and contemporary apartment within this iconic Old Town building that was constructed in 2015. With a stunning design that replicated the original timber fishing huts which sat in its place for decades, this building offers a unique opportunity for Old Town living in a modern elegant property.

This particular apartment, situated on the desirable fourth floor of the building has the added benefit of a rear balcony as well as a wonderful balcony to the front with outstanding views. The living space is South Facing and is arranged to be open plan with the kitchen, there are two sets of double glazed doors that lead to the balcony that nearly spans the entire width of the property. The two double bedrooms are well proportioned, one having an en-suite shower room and there is also a bathroom. The building has a close community with regular meetings amongst the owners ensuring high standards are kept within the building.

The vendor has advised us there are 115 years remaining on the lease, the annual service charge is £1,600 per annum and there is 1 year remaining of the NHBC guarantee.

The location of the building offers a relaxed surrounding with the sea just a few yards away and at the end of Rock-A-Nore Road, a popular road for a few independent restaurants and Art Galleries. The hustle and bustle of the Old Town is only a short walk away, providing a wide range of independent amenities including popular cafés, shops and other businesses on the High Street & George Street.

Properties in this development rarely come to the market therefore if you are looking for a contemporary coastal home in this iconic location that will be sold with no onward chain, please contact Just Property for further information and to arrange access.



## ROOM DIMENSIONS

Communal Entrance

Passenger Lift & Staircase

Fourth Floor

Front Door

Hallway

Storage

Open plan Living Room  
20'8" x 17'9" (6.313 x 5.422)

Kitchen  
10'1" x 7'5" (3.092 x 2.271)

South Facing Balcony

Bedroom  
14'1" x 9'5" (4.304 x 2.890)

Bedroom  
12'0" x 11'4" (3.682 x 3.478)

En-suite Shower Room

Bathroom  
7'0" x 5'9" (2.147 x 1.758)

Rear Balcony

## FEATURES

- Contemporary Old Town Apartment
- Exceptional Views
- Desirable Fourth Floor
- Passenger Lift
- Two Balconies
- Wonderful Open Plan Living Room
- Two Bedrooms, Principal with En-suite
- Family Bathrooms
- Walking Distance of Galleries, Restaurants & Independent Shops
- Chain Free

