



White Rock, Hastings TN34 1JY



welcome to

White Rock, Hastings

A unique opportunity to purchase a spacious town house that is currently being used as a restaurant on the ground floor with accommodation above. Internally this property is split over 5 floors, with the basement and ground floor being used for the restaurant. The basement locates the kitchen and storeroom with the ground floor offering the restaurant and bar area with toilets for the guests. To the first floor you will find the main kitchen and a spacious lounge, with a utility room and a bedroom with an en suite. The second floor provides a secondary kitchen area, two shower rooms and a further three bedrooms, whilst the third floor can be accessed via two separate staircases. One leads to three bedrooms whilst the other leads to a further three bedrooms and a separate bathroom. If you are looking for a new project, a business opportunity or just a substantial sized property, this one is well worth a look! An additional feature to the property is the 'smugglers cave'. The property has access to a 200 year old smugglers cave which used to be interconnected throughout Hasting beach properties. Currently blocked and used as a storage space.



Basement

Kitchen

16' 8" x 9' 6" (5.08m x 2.90m)

Dining Room

13' 4" x 9' 3" (4.06m x 2.82m)

Store Room

Ground Floor

Restaurant and Bar Area

Restaurant Toilets

First Floor

Lounge

20' x 18' 8" (6.10m x 5.69m)

Single glazed window to the front aspect, direct sea views.

Kitchen

13' 6" x 11' 6" (4.11m x 3.51m)

Single glazed window to the rear aspect, Double gas cooker and oven

Utility Room

9' 9" x 6' 2" (2.97m x 1.88m)

Bedroom 5

10' 4" x 9' 3" (3.15m x 2.82m)

Split into two sections, this bedroom has been split to provide an office space before leading into the bedroom area and then leads into the en suite shower room

En suite

Shower room, w.c, wash hand basin.

Second Floor

Room 1

11' x 6' 7" (3.35m x 2.01m)

Bedroom, Double glazed window to front aspect.

Room 2

18' 3" x 12' 6" (5.56m x 3.81m)

Bedroom, double glazed window to the front aspect.

Room 3

13' 3" x 12' 8" (4.04m x 3.86m)

Shower Room 1

Shower Room 2

Kitchen

11' 9" x 11' 1" (3.58m x 3.38m)

Window to the side aspect

Third Floor

Room 6

9' 1" x 8' 7" (2.77m x 2.62m)

Room 7

9' 6" x 7' 9" (2.90m x 2.36m)

Room 8

12' 9" x 11' 2" (3.89m x 3.40m)

Third Floor Part 2

Staircase leading to the front aspect to the second part of the third floor

Room 4

Window to front aspect

Room 9

Window to the front aspect

Room 10

Double glazed window to the rear aspect

Bathroom



Total floor area 358.3 sq.m. (3,857 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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White Rock, Hastings

- TOWN HOUSE
- 10 BEDROOMS
- 4 BATHROOMS
- RESTAURANT
- SEA VIEWS

Tenure: Freehold EPC Rating: D

£850,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS120847 - 0005

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