



**White Rock, Hastings TN34 1JY**



**welcome to**

## **White Rock, Hastings**

A unique opportunity to purchase a town house currently used as a restaurant and a house above. This property offers 10 bedrooms, 4 bathrooms with a restaurant and all facilities with it.



## 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 ensuite shower room

### Ensuite

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

**£780,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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