





welcome to

White Rock, Hastings

GUIDE PRICE £730,000-£750,000 A unique opportunity to purchase a town house currently used as a restaurant and a house above located directly on the seafront of Hastings. This property offers 10 bedrooms, 4 bathrooms with a fully functioning 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 reat 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 / SEA FRONT LOCATION

Tenure: Freehold EPC Rating: D

guide price

£730,000







CRIME M True (1)

A259

Hastings Pier

Google

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: HAS120847 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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