



ESTATE AGENTS

Flat 1, 6, White Rock Gardens, Hastings, TN34 1LD

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Price £300,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this HALL FLOOR TWO BEDROOMED CONVERTED FLAT to the market with a SHARE OF FREEHOLD and SEA VIEWS located on this highly sought after and rarely available road, conveniently positioned just a short walk from Hastings & St Leonards promenade and beach, whilst also having access to Hastings town centre and central St Leonards with their vast range of amenities including mainline railway stations.

The property offers well-proportioned accommodation comprising a BAY FRONTED LOUNGE-DINING ROOM with SEA VIEWS, KITCHEN-BREAKFAST ROOM, TWO DOUBLE BEDROOMS and a bathroom. The property also benefits from a share of freehold and modern comforts including gas fired central heating and double glazing.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Hall floor access with private front door leading to:

ENTRANCE HALL

Split level with one step between levels, storage cupboard, telephone point.

LOUNGE-DINER

21' into bay narrowing to 15'1 x 17'6 max narrowing to 6'2 (6.40m into bay narrowing to 4.60m x 5.33m max narrowing to 1.88m)

High ceiling with coving, picture rail, radiator, television point, double glazed bay window to front aspect with views to the sea and Beachy Head.

KITCHEN-BREAKFAST ROOM

10'8 x 9'9 (3.25m x 2.97m)

Measurement excludes door recess. Coving to ceiling, radiator, tile effect laminate flooring, part tiled walls, wall mounted boiler, ample space for breakfast table, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, radiator.

BEDROOM

12'1 x 11'6 (3.68m x 3.51m)

High ceilings with coving, picture rail, radiator, two double glazed windows to side aspect.

BEDROOM

14'3 x 8'6 (4.34m x 2.59m)

High ceilings with coving, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with electric shower over, low level wc, pedestal wash hand basin, radiator, part tiled walls, double glazed windows to side aspect.

TENURE

We have been advised of the following by the vendor:

SHARE OF FREEHOLD

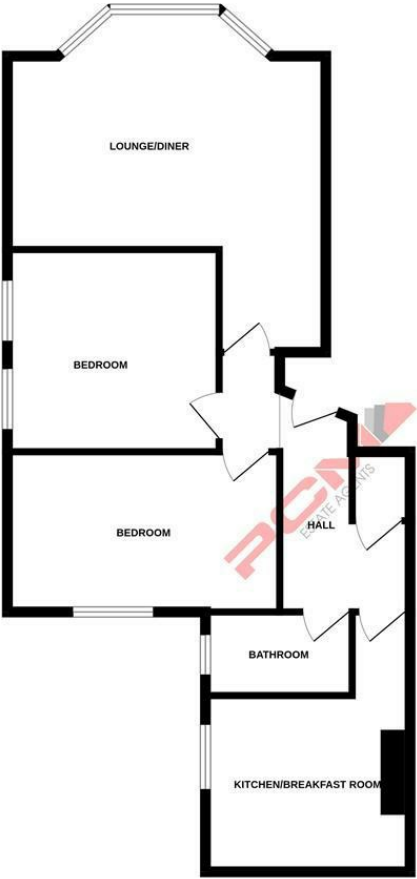
Lease: TBC

Maintenance: TBC

Council Tax Band: B



GROUND FLOOR



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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