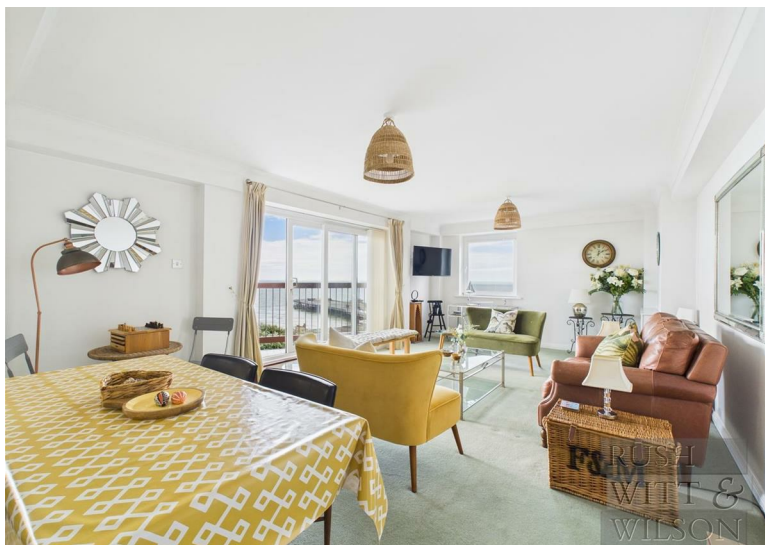


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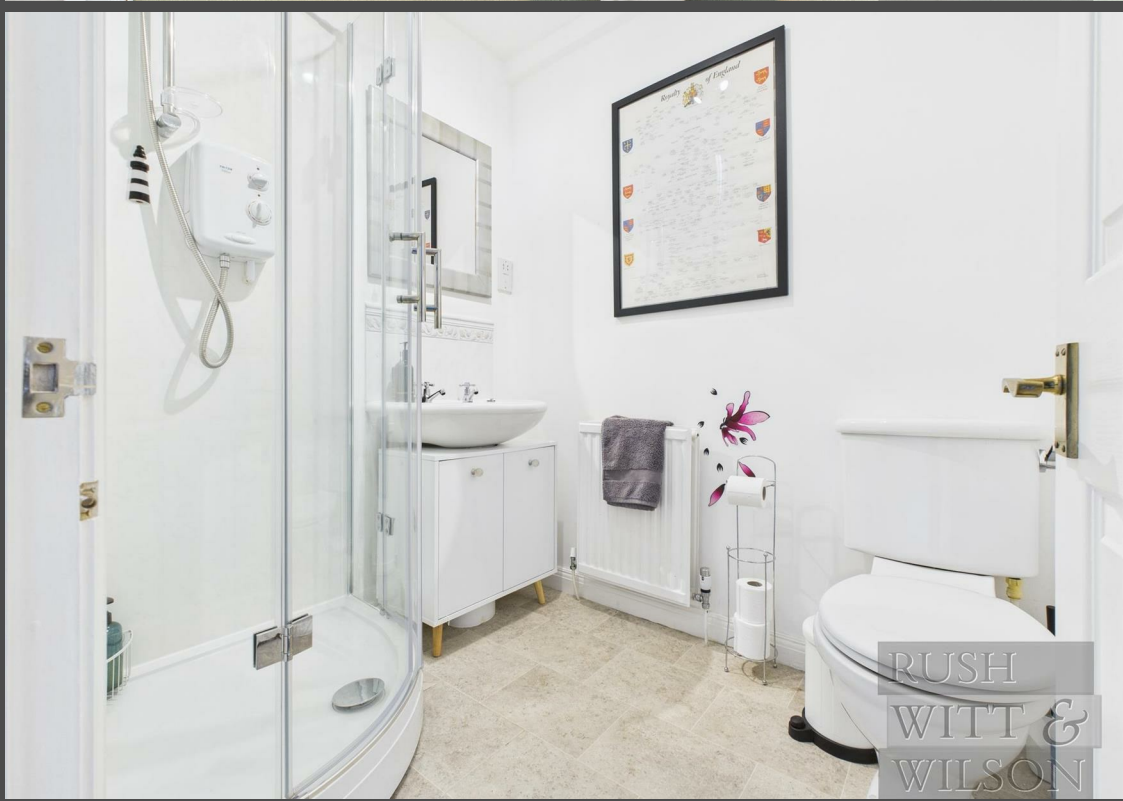


**5 White Rock House White Rock Road, Hastings, TN34 1LE
Offers In The Region Of £325,000 - £325,000 Leasehold - Share of Freehold**

Nestled on the picturesque White Rock Road in Hastings, this magnificent two-bedroom second-floor apartment is a true gem, offering breathtaking views over the English Channel, Hastings Pier, and the stunning coastline stretching towards Beachy Head in Eastbourne. This property, forming part of a sought-after purpose-built block, is to be sold chain-free, making it an attractive opportunity for prospective buyers. The apartment boasts a spacious open-plan kitchen and living room, which opens onto a private balcony, perfect for enjoying the uninterrupted sea views. Both bedrooms are generously sized and face west, providing lovely vistas towards Falaise and the sea. The main bedroom benefits from a re-fitted en-suite shower room, while a modern family bathroom adds convenience for guests. Additional features include fitted wardrobes in both double bedrooms, gas-fired central heating, and tilt 'n' turn UPVC double glazing, ensuring comfort and efficiency. Residents will appreciate the convenience of a lift, providing direct access to a private store room on the ground floor, as well as an integral garage for secure parking. With a share of the freehold and the remainder of a 999-year lease, the property also has a manageable service charge of approximately £1,950 per annum. Ideally located within half a mile of Priory Meadow Shopping Centre, Hastings Mainline Train Station, and local bus services, this apartment is just a short stroll from the seafront, the White Rock Theatre, and a variety of local restaurants. Whether you are seeking a main residence or a holiday retreat, this immaculate apartment is a must-see. Viewing is highly encouraged to fully appreciate the space, layout, and spectacular views that this property has to offer.









Approximate total area^m

81.1 m²

873 ft²

Balconies and terraces

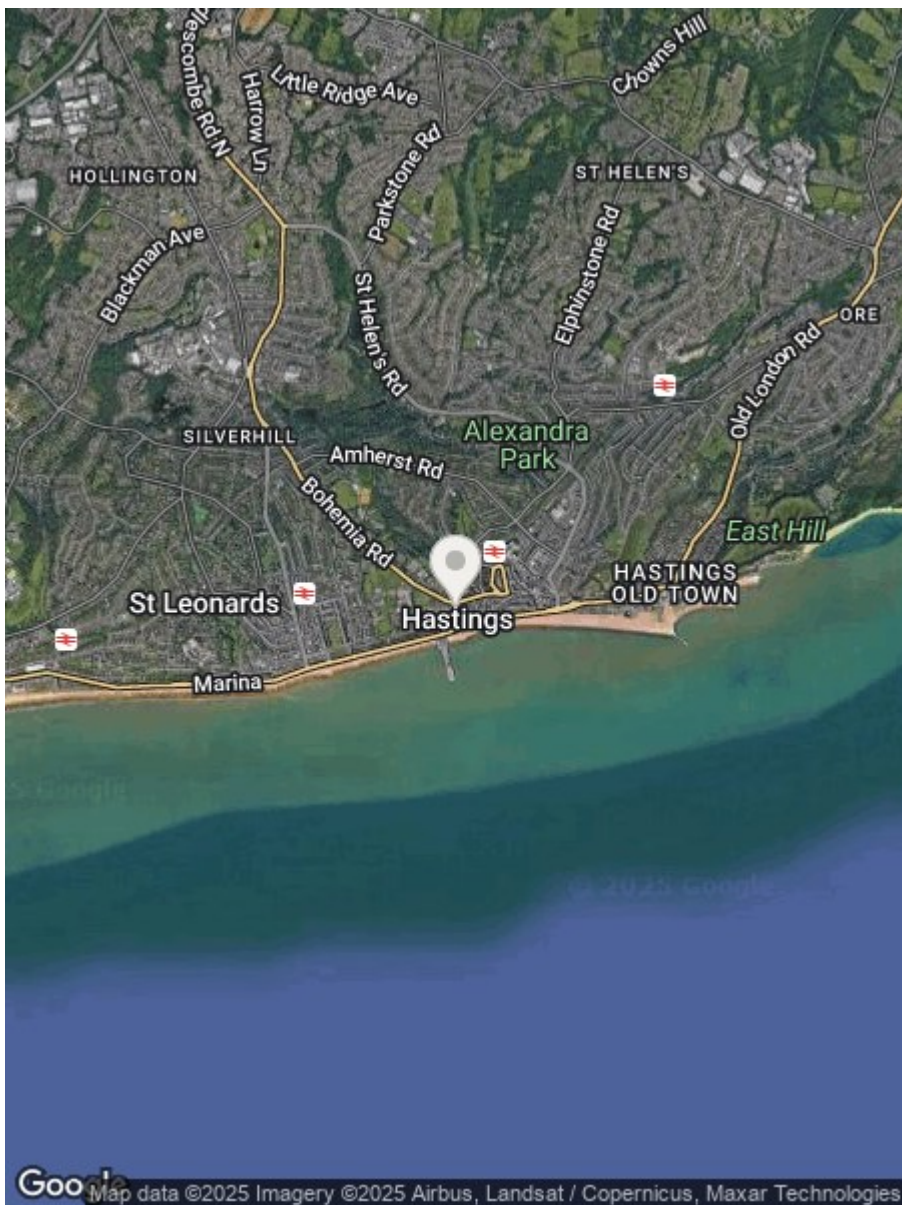
2.6 m²

28 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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