



## Key Features

- ◆ CHAIN FREE
- ◆ Two bedroom, first-floor apartment
- ◆ Sought after central location
- ◆ Balcony with sea views
- ◆ Leasehold
- ◆ EPC rating: C



White Rock Road, Hastings

£320,000 offers in excess of



Northwood are delighted to welcome to market this fully refurbished, ground-floor, two-bedroom apartment in the heart of Hastings.

Accommodation comprises: large living room, fitted kitchen with integrated appliances, two double bedrooms with built-in wardrobes, bathroom, en suite shower room and balcony with views over the White Rock Theatre to Hastings pier and the sea.

Further benefits include brand new gas boiler, external brick storage unit, secure entry phone and allocated parking space.

Located in the heart of Hastings, adjacent to White Rock Gardens, the White Rock Theatre and Hastings pier, this spacious ground-floor flat is bright, airy and has been completely renovated to an exceptionally high standard throughout.





Council Tax: Band D - £2328

Lease: Share of Freehold (999 years from 25 December 1987)

Service Charge: £1250 per annum

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:

<https://checker.ofcom.org.uk/>

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/3e45cf5db1264db190b9023ee2442337/>



### Entrance Hall

6.52m x 1.16m (21.4ft x 3.8ft)

C-shaped entrance hall with new grey carpet, secure entry-phone and built-in airing and storage cupboards

### Bedroom One

3.89m x 2.75m (12.8ft x 9ft)

Double bedroom with brand new grey carpet, uPVC double-glazing to front aspect, boiler cupboard and built-in double wardrobe

### Bathroom

1.9m x 1.78m (6.2ft x 5.8ft)

Refurbished family suite with sandstone-effect tiles, extractor fan, light-up mirrored cabinet and suite comprising bath, basin and WC

### Bedroom Two

3.85m x 3.15m (12.6ft x 10.3ft)

Large double bedroom with brand new grey carpet, uPVC double-glazing to front aspect, built-in double wardrobe and door to en suite





### En Suite

1.46m x 1.35m (4.8ft x 4.4ft)

Brand new en suite shower room with white tiles and white suite comprising basin, WC and shower cubicle

### Living Room

6.09m x 4.04m (20ft x 13.3ft)

Spacious living room with room for three piece suite and dining table, brand new grey carpet and uPVC patio door to balcony

### Balcony

2.73m x 1.54m (9ft x 5.1ft)

Triangular balcony to side aspect affording stunning views of Hastings Pier and the sea

### Kitchen

4.06m x 2.25m (13.3ft x 7.4ft)

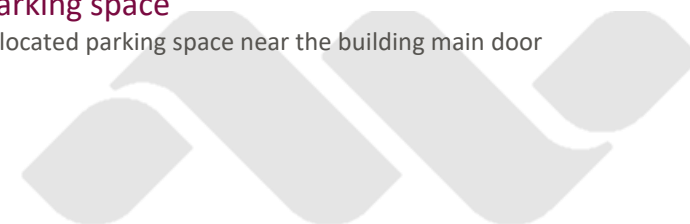
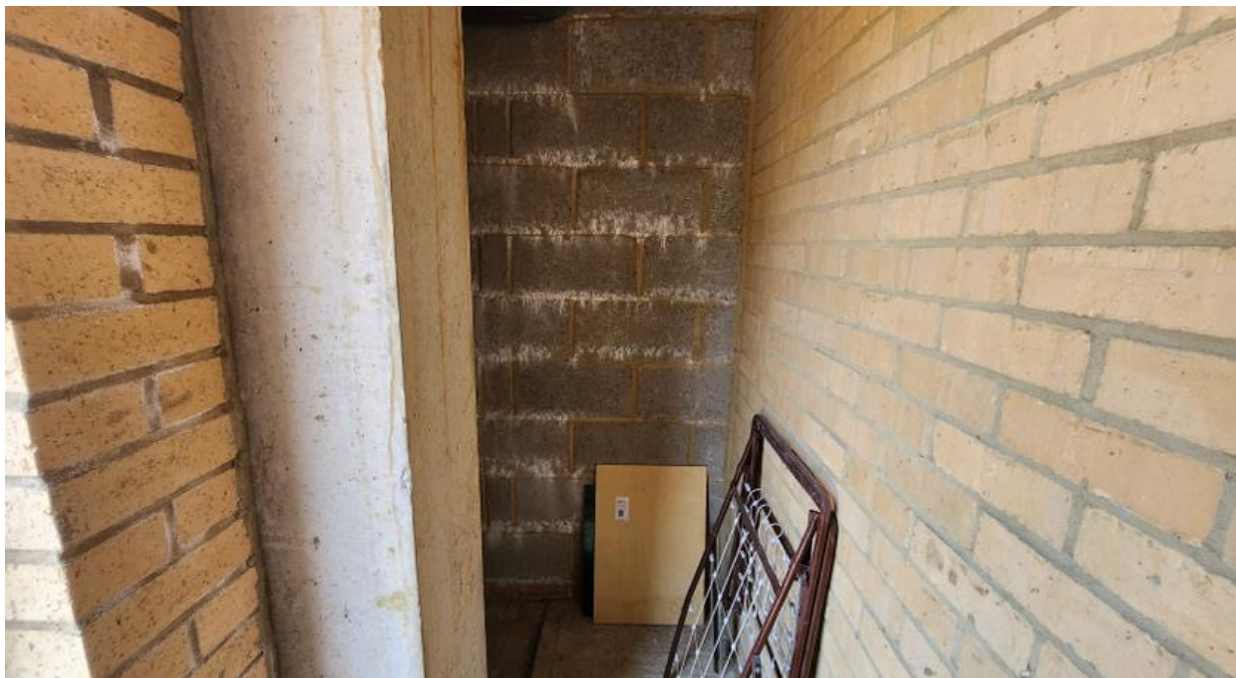
Refurbished kitchen with white and grey subway tiles, white cabinets with grey accents and work surface, integrated fridge, freezer and cooker hood, gas hob, brand new built-under electric oven, brand new washing machine

### Storage Unit

Brick-built external storage unit with secure locking door

### Parking space

Allocated parking space near the building main door







## Northwood

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