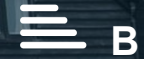


# JOHN BRAY & SONS



Apartment 12, The Ice House Rock-A-Nore Road  
, Hastings, TN34 3DW

**Offers In Excess Of £495,000**



## Apartment 12, The Ice House

Hastings, TN34 3DW

The property: a contemporary two bedroom, two bathroom apartment situated within this iconic building which was constructed in 2015, its striking design paying homage to the original fishing huts that occupied this space for decades before. There is a lift in the block servicing all floors where this bright and spacious apartment is positioned on the fourth floor benefitting from uninterrupted sea views at the front and a picturesque outlook of the cliffs behind. The open plan living space has been designed to maximise the coastal location with two large sets of sliding doors framing the stunning views, opening to the Southerly facing balcony which spans the width of the property offering ample space for a small table and chairs to dine al-fresco. The modern fitted kitchen benefits from integrated appliances. Both bedrooms are well proportioned double rooms and enjoys a rear aspect with sliding doors opening to the rear facing balcony. The main bedroom also enjoys an en-suite shower room, built-in storage and there is a family bathroom which is fitted with a bath and a shower over. Being sold chain free.

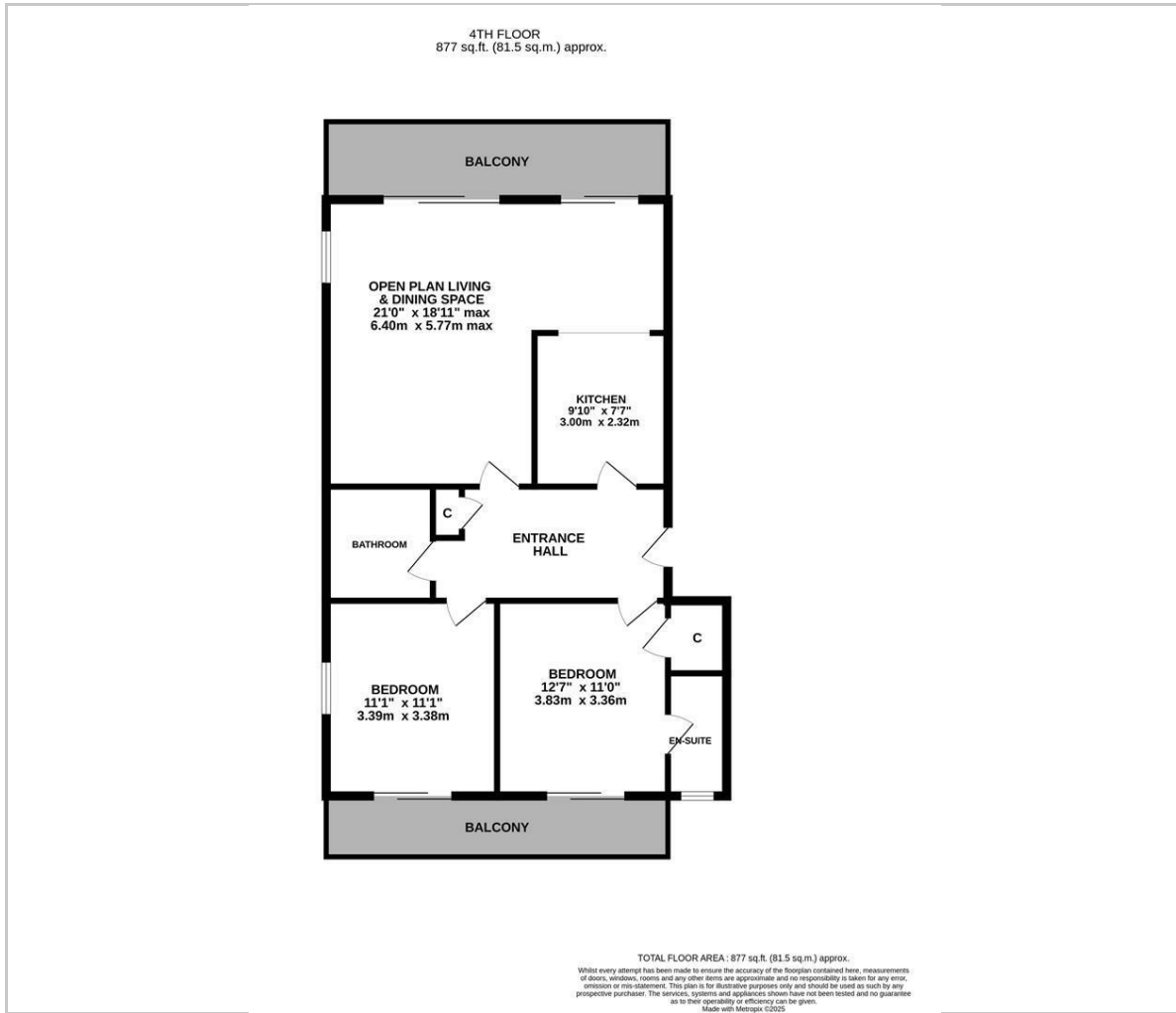
The location: occupying an unrivalled position in Rock-A-Nore, at the tail-end of the Old Town with the beach on your doorstep, the East Hill behind and just meters from local independent shops, antique stores, galleries, favoured fish restaurants and traditional pubs.

- lease term remaining approx. 115 years





## Floor Plan



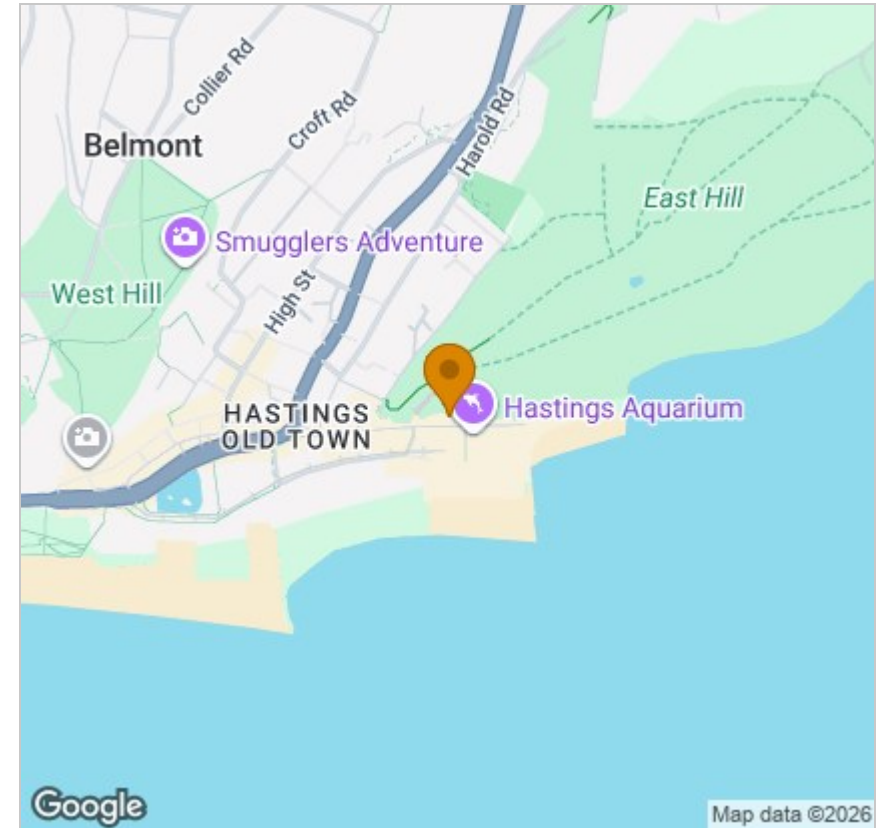
## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

