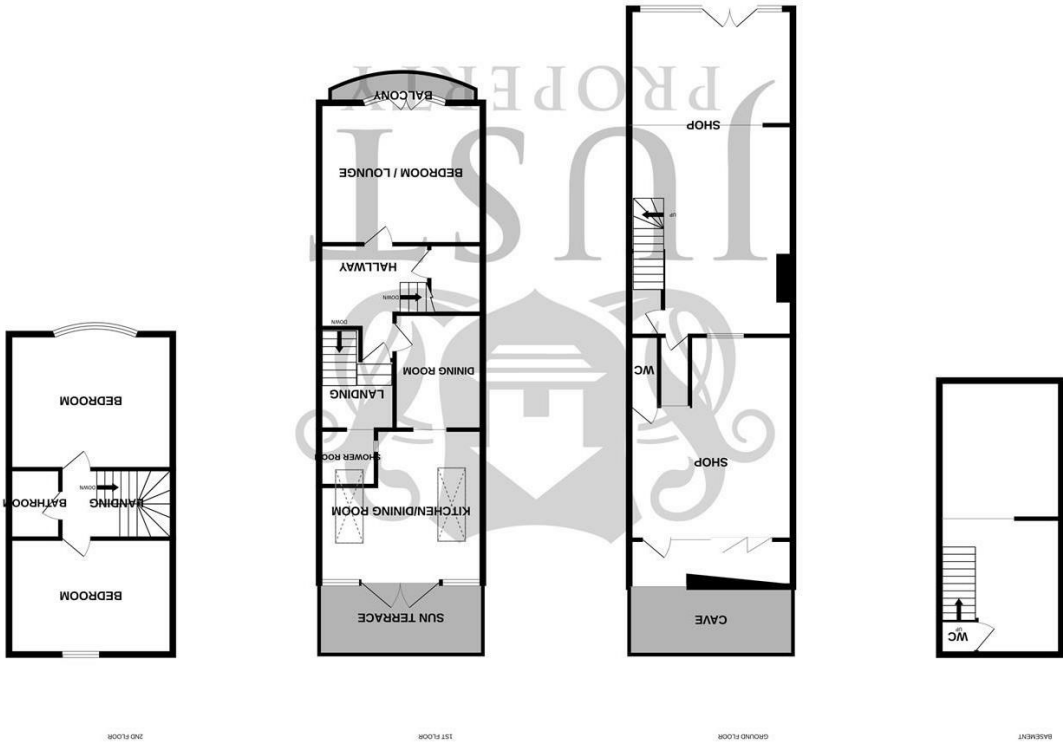




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	55	75
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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FLOORPLANS

24 White Rock, Hastings, TN34 1JY

www.justproperty.net



3 Bedrooms 3 Receptions 2 Bathrooms 1517.71 sq ft

24 White Rock, Hastings, TN34 1JY

Freehold

£399,650





Freehold

£399,950



3 Bedrooms



3 Receptions



2 Bathrooms



1517.71 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this rarely available three bedroom Grade II listed period property, occupying a prime position on Hastings seafront and benefiting from a ground floor shop, cellar and breathtaking views across the English Channel.

This unique and versatile property offers a wealth of possibilities, whether as a home with commercial premises below or for those seeking an investment opportunity in one of Hastings' most iconic locations.

The accommodation is arranged over several floors and comprises of a former shop with a kitchen area and bi-fold doors opening onto a small courtyard, with access beneath the cliff face to an additional storage area. There is also a useful cellar with power and lighting.

On the first floor you will find a stunning bow-fronted reception room, enjoying spectacular sea views, together with a further reception room leading through to a modern open plan kitchen/breakfast room. Double doors open onto a private balcony, creating the perfect spot for outdoor dining, entertaining or simply sitting back and enjoying the ever-changing sea views. A separate shower room completes this floor.

The second floor offers two generous double bedrooms, with the principal front bedroom featuring a beautiful bow window framing panoramic views across the English Channel and towards Beachy Head, together with a separate family bathroom.

Properties of this nature and location seldom become available, combining period charm, flexible accommodation and an enviable seafront position within easy reach of Hastings Old Town, the town centre, restaurants, cafés and the mainline railway station.

Viewing is considered essential to fully appreciate the versatility, character and outstanding location that this exceptional property has to offer. Contact the owners' agents, Just Property, to arrange your viewing.

ROOM DIMENSIONS

Front Door

Shop Area
30'1" x 14'10" (9.17 x 4.53)

Shop / Kitchen Space
18'4" x 14'4" (5.59 x 4.39)

WC

Terrace

Cave

Stairs Down To Cellar 1
15'2" x 14'3" (4.64 x 4.35)

WC

Cellar 2
14'2" x 11'11" (4.33 x 3.65)

Stairs Up To

Shower Room
5'8" x 4'11" (1.75 x 1.50)

Landing

13'1" x 7'6" max (4.01 x 2.30 max)

Dining Room

10'4" x 7'6" (3.17 x 2.29)

Kitchen / Breakfast Room

14'3" x 13'8" max (4.36 x 4.18 max)

Bedroom

15'8" x 12'3" (4.79 x 3.74)

Balcony

Stairs Up To

Bathroom

5'10" x 4'11" (1.78 x 1.51)

Bedroom

14'2" x 14'2" (4.33 x 4.33)

Bedroom

14'2" x 10'9" (4.33 x 3.30)

FEATURES

- CHAIN FREE
- Three Bedroom Property
- Council Tax Band A
- Useful Cellar Storage
- Balcony, Sun Terrace, and Cave
- Grade II Listed Property
- Wonderful Room Proportions
- Amazing Views
- Close To Station, St Leonards & Beach



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.