

**RUSH
WITT &
WILSON**



**White Rock House White Rock Road, Hastings, East Sussex TN34 1LE
Offers In Excess Of £300,000 Share of Freehold**

Nestled on the picturesque White Rock Road in Hastings, this delightful two-bedroom purpose-built flat offers a splendid opportunity for those seeking a coastal retreat. The apartment boasts spacious accommodation that is both inviting and functional. As you enter, you are greeted by a well-proportioned reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The main bedroom features an en suite bathroom, providing a touch of luxury and privacy. The second bedroom is also generously sized, making it ideal for family, guests, or even a home office. One of the standout features of this property is the balcony, which presents breathtaking sea views towards the iconic Beachy Head. Imagine enjoying your morning coffee or evening glass of wine while taking in the stunning coastal scenery. Additionally, the flat benefits from a parking port within the garage precinct, ensuring convenience for residents with vehicles. This property is not just a home; it is a lifestyle choice, offering the perfect blend of comfort and coastal charm. With its prime location and desirable features, this flat is an excellent opportunity for anyone looking to embrace the beauty of Hastings. Whether you are a first-time buyer, a downsizer, or seeking a holiday home, this property is sure to impress. Do not miss the chance to make this seaside haven your own.









Approximate total area^m

79 m²

851 ft²

Balconies and terraces

2.5 m²

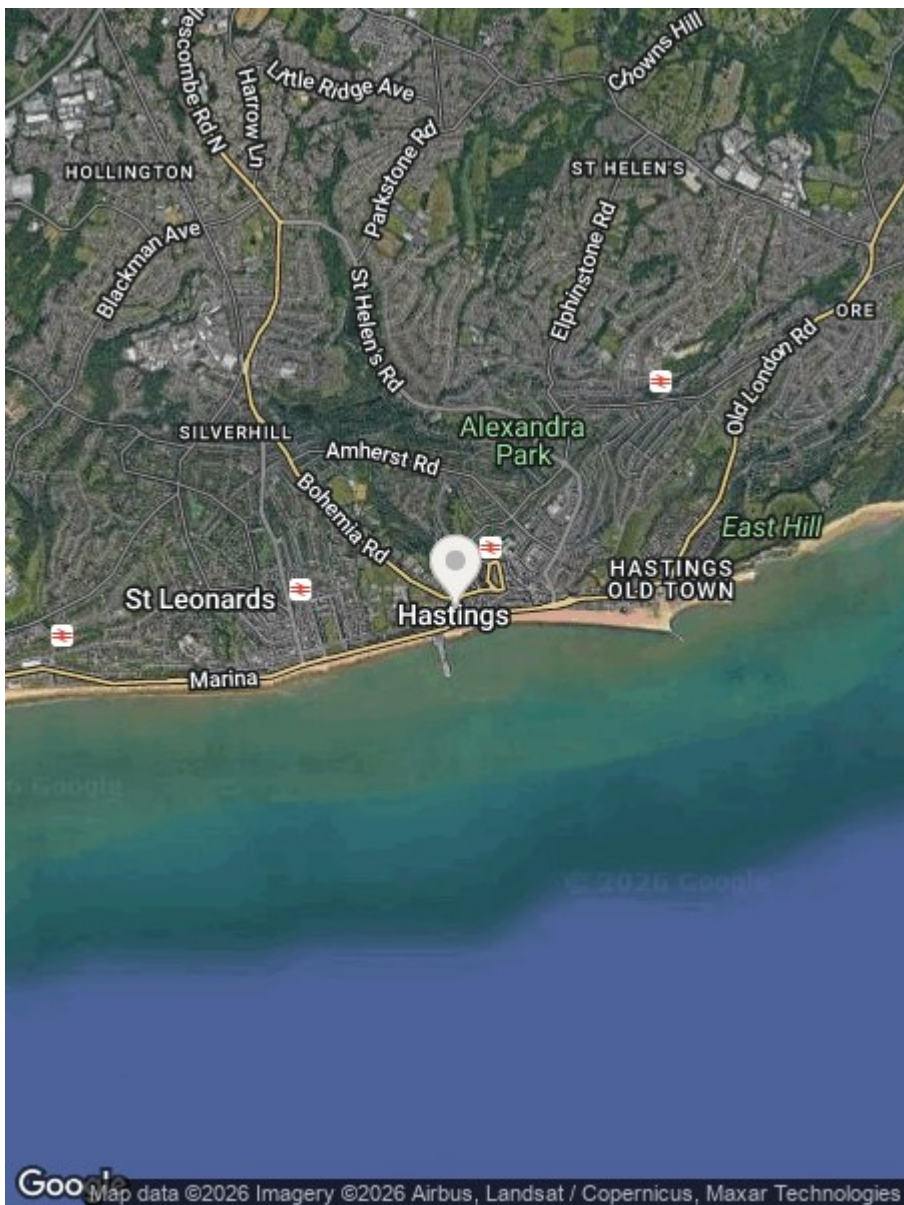
27 ft²

(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	80	80
(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 		

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**