

**RUSH  
WITT &  
WILSON**



**White Rock House White Rock Road, Hastings, East Sussex TN34 1LE  
£325,000 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<sup>m</sup>**

79 m<sup>2</sup>

851 ft<sup>2</sup>

**Balconies and terraces**

2.5 m<sup>2</sup>

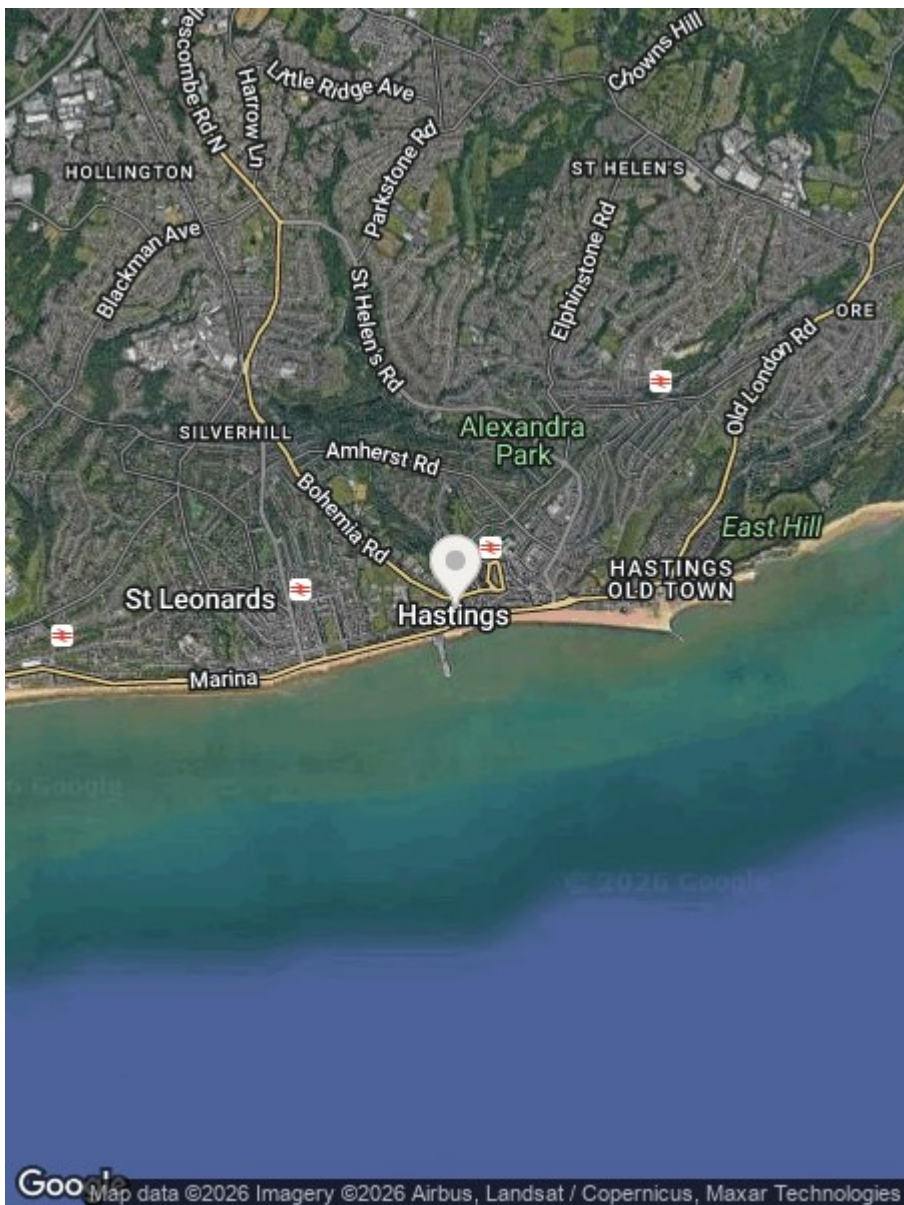
27 ft<sup>2</sup>

(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 <sub>2</sub> ) Rating                  |         |                                                                                                             |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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**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](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**