

**RUSH
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**24 White Rock, Hastings, TN34 1JY
£399,950 Freehold**

A rare and exciting opportunity to acquire this substantial mixed-use freehold property occupying a prominent position on the historic seafront of Hastings. Offering both commercial premises and spacious residential accommodation, the property presents a wealth of potential for investors, business owners or those seeking a unique lifestyle opportunity combining home and business under one roof. The property is entered via an impressive entrance hall with commercial space at the front and rear with stairs rising to the residential accommodation above and further stairs leading to the versatile basement level, offering a variety of potential uses subject to the necessary consents. The first floor welcomes you with a charming principal bedroom featuring French doors opening onto a Juliet balcony, perfectly framing the stunning sea views. This floor also benefits from a modern shower room, a useful study area and an extended section of the property incorporating a contemporary fitted kitchen with access onto a private balcony, creating a peaceful space to relax and entertain. The upper floor offers two further generous double bedrooms, with the front bay-windowed bedroom enjoying breath-taking 180-degree panoramic views across the English Channel. Occupying an enviable position on Hastings' iconic seafront, the property is perfectly placed for local shops, restaurants, the beach, the Old Town and excellent transport links. Whether you're looking to operate a café, retail business or other commercial venture with living accommodation above, or explore the possibility of converting the building into a substantial residential home (subject to the necessary planning permissions), this is an exceptional opportunity. Offered to the market with tremendous scope and ideally suited to cash purchasers seeking an investment in one of Hastings' most sought-after coastal locations.







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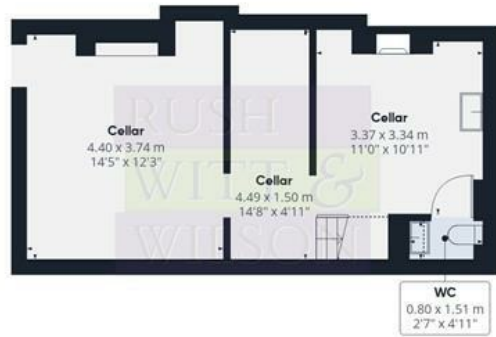
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Floor -1



Floor 0

Approximate total area⁽¹⁾

188.5 m²

2028 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Floor 2





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 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 - A - Flat

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).
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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
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Lettings & Property Management**



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