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**1B White Rock Gardens, Hastings, TN34 1LD**  
Offers In Excess Of £350,000

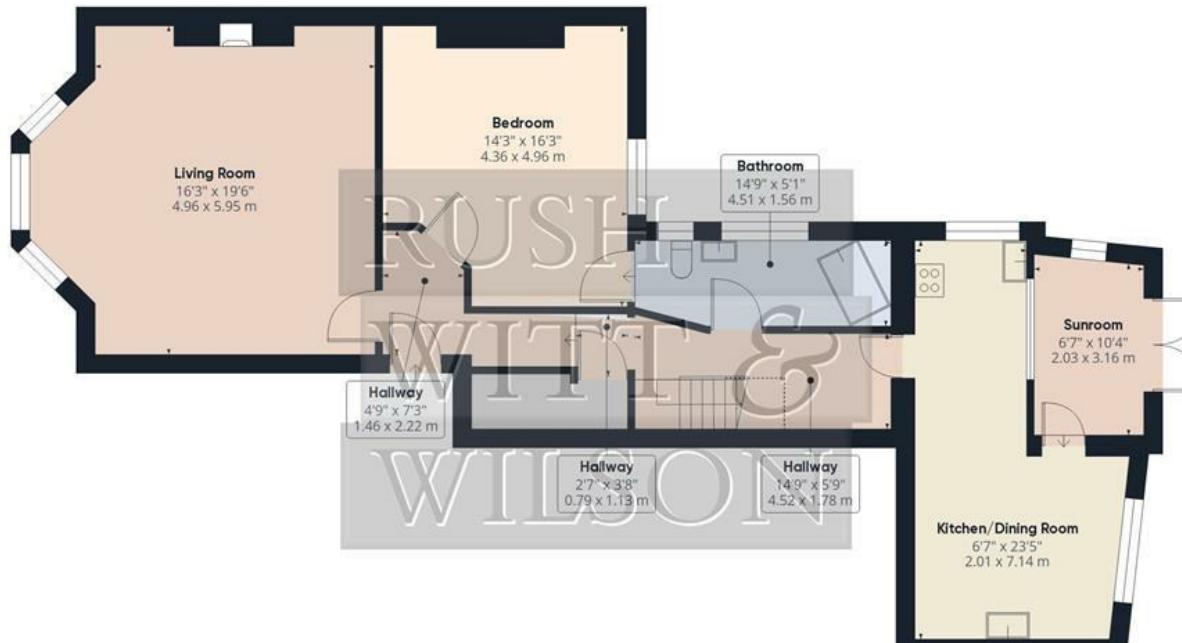
Welcome to this charming GROUND FLOOR MAISONETTE located in the picturesque White Rock Gardens, Hastings. This delightful property boasts a SPACIOUS LIVING ROOM perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms and two bathrooms, one of which is an en suite in one of the bedrooms, this flat conversion offers ample space for comfortable living. This home features HIGH CEILINGS and original features throughout, adding character and charm to the space. The modern main "JACK AND JILL" bathroom provides a touch of contemporary luxury, blending seamlessly with the traditional elements of the home. One of the highlights of this maisonette is the outside space to the rear, offering a private oasis where you can unwind and enjoy the fresh sea air. Imagine sipping your morning coffee or hosting a summer barbecue in this lovely outdoor area. The kitchen is of an L-Shaped nature providing a fantastic space for all to enjoy within the kitchen/dining space. There is a sun room to the rear which open out the outside space. Situated close to the seafront, this property offers stunning sea views, allowing you to soak in the beauty of the coast right from the comfort of your own home. Whether you enjoy leisurely strolls along the beach or simply gazing at the sea, this location provides the perfect backdrop for a relaxed coastal lifestyle. Don't miss out on the opportunity to own this wonderful property that seamlessly combines classic features with modern amenities together with a share of the freehold and long lease. Contact us today to arrange a viewing and make this charming maisonette your new home by the sea.



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Floor 0

Approximate total area<sup>(1)</sup>

1241.72 ft<sup>2</sup>  
115.36 m<sup>2</sup>

Reduced headroom

13.65 ft<sup>2</sup>  
1.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

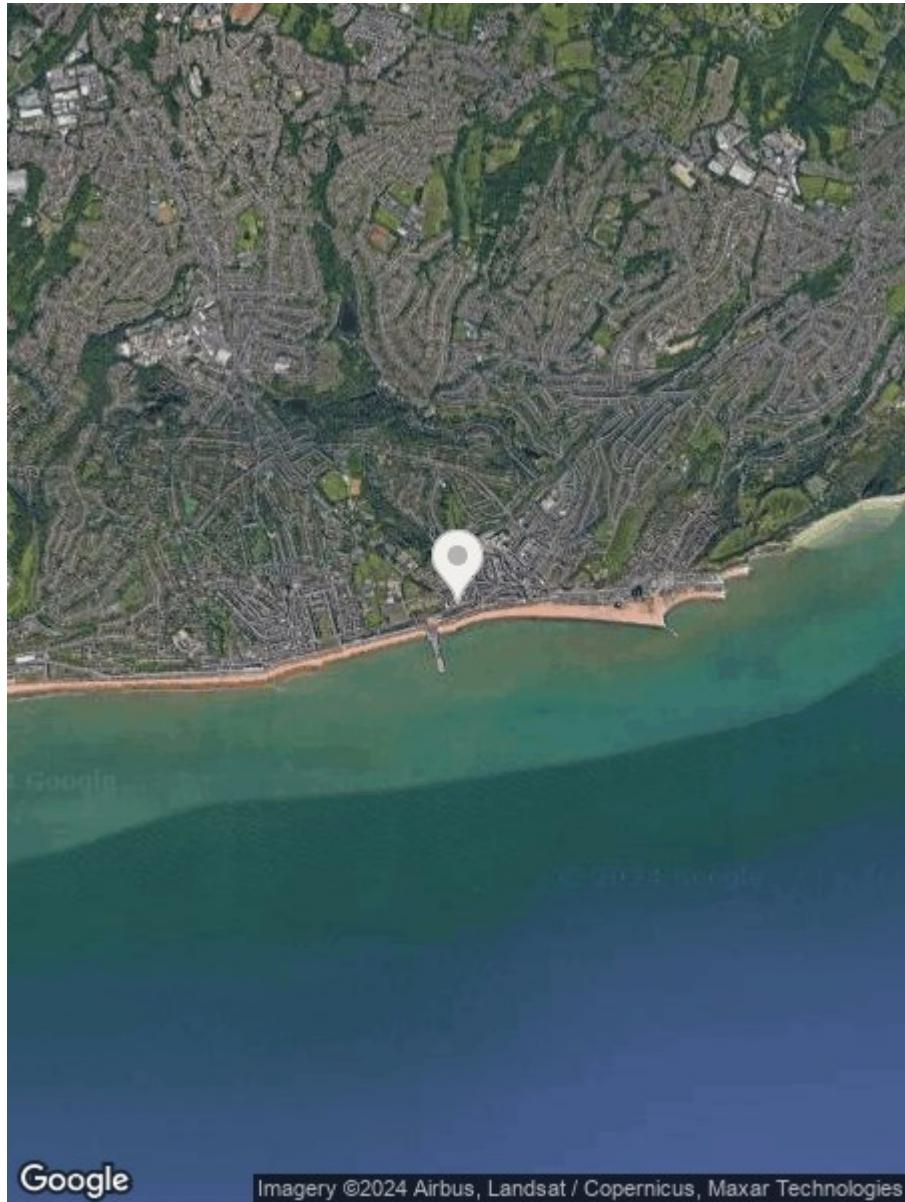
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1





### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

Google

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