



ESTATE AGENTS

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**Price £595,000**

**\*\* STAMP DUTY INCENTIVE AVAILABLE \*\* A SUPERB SEAFRONT RESIDENCE WITH DIRECT VIEWS – LUXURY THREE BEDROOM MAISONETTE.**

PCM Estate Agents are delighted to present this exceptionally crafted THREE BEDROOM MAISONETTE forming part of an exclusive new seafront development positioned on the iconic Hastings Seafront that has been meticulously renovated to an outstanding standard.

Set in a PRIME POSITION along Hastings promenade, between the historic town centre and the vibrant heart of St Leonards, this elegant coastal home enjoys a commanding outlook across the English Channel and is just moments from the beach, boutique shops, and independent eateries. Boasting a 10 YEAR GLOBAL WARRANTY.

The apartment offers modern luxury with beautiful accommodation comprising a welcoming entrance hall with storage cupboard, an IMPRESSIVE OPEN PLAN LOUNGE-KITCHEN with high-spec INTEGRATED APPLIANCES and access to a rear facing BALCONY, BEDROOM, landing with access to rear facing balcony, TWO FURTHER BEDROOMS one with EN SUITE and BALCONIES to the front and rear with the former enjoying STUNNING SEA VIEWS, there is also a stylishly appointed bathroom, finished with contemporary fittings.

The home has been thoughtfully designed to provide maximum comfort and efficiency, featuring AIR SOURCE HEATING and UNDERFLOOR HEATING throughout, combining luxury with low running costs.

This is a RARE OPPORTUNITY to acquire a sophisticated and beautifully finished home by the sea, perfect for full-time living or a high-end holiday retreat in one of the South Coast's most desirable locations. Viewings are highly recommended, contact the owners agents now to arrange your appointment.

#### **COMMUNAL ENTRANCE**

Stair or lift access to the fifth floor, private front door to:

#### **ENTRANCE HALL**

With storage cupboard, stairs rising to upper floor accommodation, doors to:

#### **LOUNGE-KITCHEN**

20'1 x 17'10 max (6.12m x 5.44m max)

Double glazed window to front aspect to take in those stunning sea views, air source heating, fitted Rok kitchen with white Quartz worktop, Bosch dishwasher and washer/dryer, Bosch integrated fridge freezer, Bosch built in single oven and induction hob, down lights, wood laminate flooring, double glazed sliding patio doors leading to balcony to the rear aspect.

#### **BEDROOM**

9'1 x 9'1 (2.77m x 2.77m)

Double glazed window to rear aspect, air source heating.

#### **LANDING**

Door to a balcony providing stunning sea views over Hastings coastline, doors leading to:

#### **BEDROOM**

15' x 10 (4.57m x 3.05m)

Air source heating, double glazed sliding patio doors leading to balcony at the rear, further double glazed sliding patio doors providing access to balcony at the front with glass balustrade enjoying those beautiful sea views over Hastings to the pier and towards Beachy Head in the distance and ample space to sit out and enjoy the finer weather, door leading to:

#### **EN SUITE**

7' x 4' (2.13m x 1.22m)

Tiled walls, tiled flooring, walk in shower unit, wash hand basin with vanity unit and mixer tap, low level wc, heated towel rail, double glazed window to side aspect.

#### **BEDROOM**

14' x 6' (4.27m x 1.83m )

Air source heating, double glazed window to rear aspect.

#### **BATHROOM**

7' x5' (2.13m x1.52m )

Tiled walls and tiled flooring, panelled bath with mixer tap, shower screen, wash hand basin with mixer tap and storage set beneath, low level wc, double glazed window to rear aspect.

**TENURE**

We have been advised of the following by the vendors:

Lease: New 999 year lease.

Service Charge: TBC

Ground Rent: Peppercorn

**GYM - LOCATED IN BUILDING**

Fully equipped gym with running & cycle machines, free weights and strength training equipment from Body Power (TITAN-MFT Elite – Multi-Functional Trainer and Dumbbells ranging from 2.5 to 35kg)

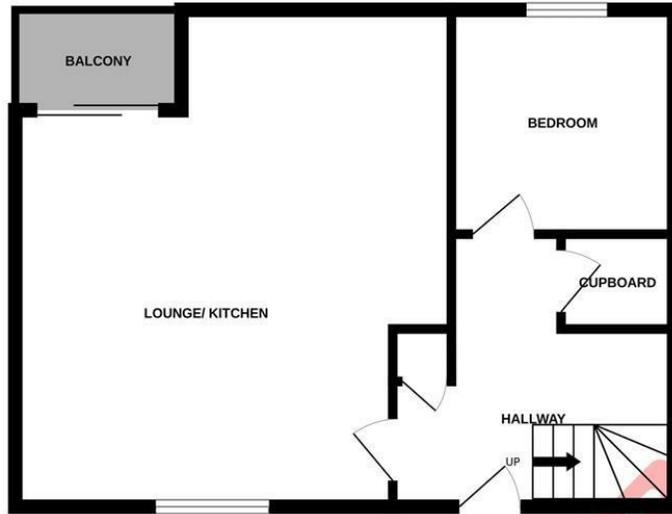
Council Tax Band: New Build



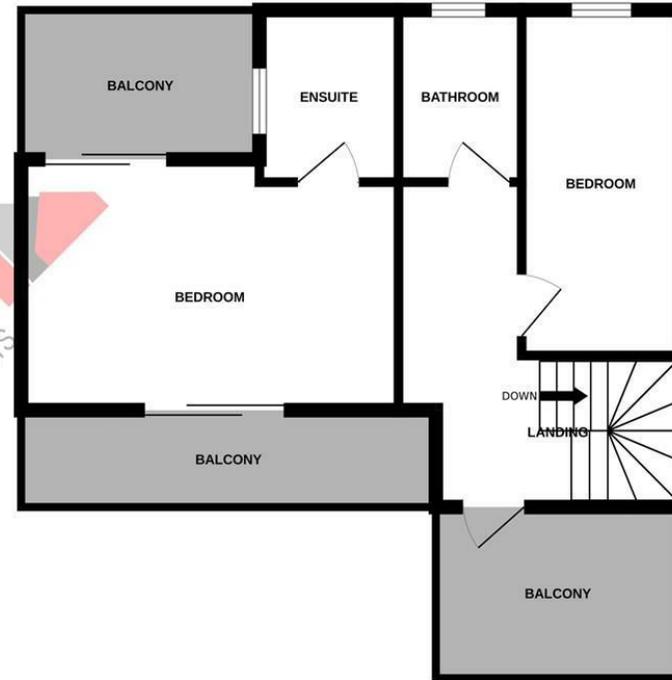




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.