



ESTATE AGENTS

Flat 2, 20, White Rock, Hastings, TN34 1JY

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Price £160,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ONE BEDROOM FIRST FLOOR FLAT with a SHARE OF FREEHOLD, positioned on Hastings seafront with LOVELY VIEWS to the sea, promenade and Hastings Pier. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, LOUNGE-DINER being open plan to a MODERN FITTED KITCHEN, good sized DOUBLE BEDROOM and a MODERN SHOWER ROOM.

Positioned within walking distance to central St Leonards and Hastings town centre, with a vast range of amenities on your doorstep.

Viewing comes highly recommended, please contact the owners agents now to avoid disappointment.

STEPS UP TO COMMUNAL FRONT DOOR

Opening to the communal entrance hallway with stairs rising to the first floor landing, private front door opening to:

ENTRANCE HALL

Radiator, entry phone system, wall mounted thermostat, cupboard housing the hot water system, electric consumer unit and hanging space, with additional storage above, door opening to:

LOUNGE

15'6 max x 11'2 max (4.72m max x 3.40m max)

Dual radiators, picture rail, ceiling cornicing, ceiling rose, fireplace, single glazed window to front aspect providing stunning views out towards the sea and Hastings Pier.

KITCHEN

11'9 x 5'9 (3.58m x 1.75m)

Fitted with a range of eye and base level units, space for electric oven, inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine, inset ceiling spotlights, extractor fan.

BEDROOM

13'1 max x 11'5 (3.99m max x 3.48m)

Built in wardrobe, radiator, double glazed window to rear aspect, door opening to:

SHOWER ROOM

Steps down with walk-in shower having electric shower attachment, dual flush wc, wash hand basin with mixer tap and storage below, vanity mirror, radiator, part tiled walls, extractor fan, double glazed window to side aspect.

TENURE

We have been advised of the following by the vendor:

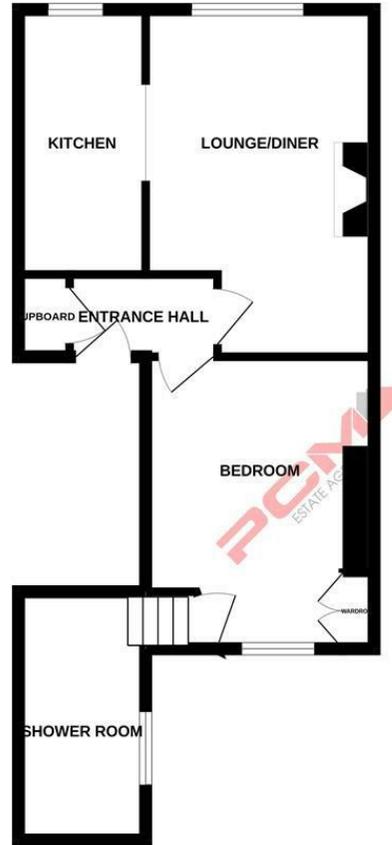
Share of Freehold - transferrable with the sale.

Lease: TBC

Service Charge: As and when required.



GROUND 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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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.

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		