



Flat 1 White Rock Heights, 32-33, White Rock, Hastings, TN34 1JY

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Price £395,000

**** STAMP DUTY INCENTIVE AVAILABLE ** A SUPERB SEAFRONT RESIDENCE WITH DIRECT VIEWS – LUXURY TWO BEDROOM APARTMENT.**

PCM Estate Agents are delighted to present this exceptionally crafted TWO BEDROOM APARTMENT, 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 the iconic 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, an IMPRESSIVE LOUNGE with BAY WINDOW, framing SEA VIEWS, a sleek MODERN KITCHEN with high-spec integrated appliances, TWO GENEROUS DOUBLE BEDROOMS offering flexibility for guests, or a space to work from home and 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 first floor, private front door to

ENTRANCE HALLWAY

19'10" x 4'6" (6.05m x 1.37m)

Leading to:

LIVING ROOM

15'9" x 13'11" (4.80m x 4.24m)

Double glazed bay window to front aspect having sea views, wood laminate flooring, air source heating.

KITCHEN

9'8" x 9'1" (2.95m x 2.77m)

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, laminate flooring and down lights.

MASTER BEDROOM

13'11" x 12'1" (4.24m x 3.68m)

Air source heating, double glazed window to rear aspect.

BEDROOM TWO

13'10" x 9'8" (4.22m x 2.95m)

Air source heating, double glazed bay window to front aspect having sea views.

BATHROOM

9'1" x 5'8" (2.77m x 1.73m)

Brooklyn suite with bathtub having shower over and glass shower screen, further walk in shower unit, vanity enclosed wash hand basin, low level wc, ladder style heated towel rail, LED mirror, down lights, extractor fan for ventilation.

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







Approx. 74.8 sq. metres (804.8 sq. feet)



Total area: approx. 74.8 sq. metres (804.8 sq. feet)

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		
<small>Not energy efficient - higher running costs</small>		
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		
<small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales	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.