



ESTATE AGENTS

## Flat 8 White Rock Heights, 32-33, White Rock, Hastings, TN34 1JY

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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Price £295,000

**\*\* STAMP DUTY INCENTIVE AVAILABLE \*\* A LUXURY SEAFRONT APARTMENT!**

PCM Estate Agents are delighted to present to the market this EXQUISITELY RENOVATED ONE BEDROOM APARTMENT with use of COMMUNAL GYM, forming part of an exclusive new development located directly on the iconic Hastings seafront.

Enjoying stylish and contemporary accommodation that has been meticulously finished to a HIGH SPECIFICATION throughout and benefits from a 10-YEAR GLOBAL WARRANTY for complete peace of mind.

Perfectly positioned between Hastings town centre and St Leonards Warrior Square, this striking conversion occupies a prime position on the sought-after Hastings promenade, placing you just moments from the beach, local cafés, and the vibrant local arts scene.

Inside, the apartment offers light-filled, beautifully proportioned living space, comprising a welcoming entrance hall, OPEN PLAN LOUNGE-KITCHEN with INTEGRATED APPLIANCES and access to a private glazed BALCONY overlooking the sea, there is a generous DOUBLE BEDROOM and a sleek, contemporary bathroom suite.

The property has been carefully designed for comfort and efficiency, the property features AIR SOURCE HEATING and UNDERFLOOR HEATING, offering a modern and cost-effective way of living.

Whether you're seeking a permanent home or a coastal retreat, this remarkable apartment promises a superb lifestyle in one of the South Coast's most desirable settings. Early viewing is highly recommended, contact the owners agents now to arrange your appointment.

**COMMUNAL ENTRANCE**

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

**ENTRANCE HALL**

Leading to:

**LIVING ROOM-KITCHEN**

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, down lights, double glazed windows to front and rear aspects, leading to:

**BALCONY**

With safety balustrade.

**BEDROOM**

Air source heating, double glazed window to rear aspect.

**BATHROOM**

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

**PARKING**

On street with permit, two permits per flat.

**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







## Fourth Floor



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		
England & Wales		
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		
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.