



30-32 White Rock, Hastings, TN34 1JY

£375,000

Maltbys are delighted to present to the market an exclusive collection of Luxury NEW BUILD Apartments located directly on HASTINGS SEAFRONT. These unique apartments are enviably located in a prime central spot, combining convenience and luxury, with many offering breathtaking views of the seascape.

The apartments are spread across the five upper floors with retail units occupying the lower two floors. There are nine apartments made up of; four one-beds, three two-beds, and two three-bed penthouses. The front facade of the building has been designed in keeping with the historic architecture of the previous building, with cast iron guttering and downpipes and traditional timber windows to meet the conservation area requirements. To the rear and internally the property has many notable traditional features such as the cobbled courtyard and glazed brick wall to fit the local vernacular. These features are complemented beautifully by striking modern elements including glazed balustrades and balconies. Internally, the apartments are finished to the highest specification, benefitting from air source heat pumps and underfloor heating throughout. The low energy consumption and low carbon output provides occupants with an extremely cost effective, environmentally friendly, and comfortable living experience.

AVAILABLE APARTMENTS:

Front of building (sea facing):

Flat 1 (2 bed) 1st Floor- £375,000-£395,000

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- NEW BUILD APARTMENT
- FIRST FLOOR
- HIGH SPECIFICATION
- NO LEGAL FEES*
- PRIME SEAFRONT LOCATION
- LIFT ACCESS
- UNDERFLOOR HEATING
- TWO DOUBLE BEDROOMS
- SHOW FLAT NOW AVAILABLE TO VIEW
- INTEGRATED APPLIANCES

Communal Entrance

Entrance Hallway

19'10" x 4'6" (6.06 x 1.38)

Master Bedroom

13'11" x 12'1" (max) (4.25 x 3.69 (max))

Living Room

15'9" x 13'11" (4.82 x 4.25)

Bedroom Two

13'10" x 9'8" (max) (4.24 x 2.95 (max))

Kitchen

9'8" x 9'1" (2.95 x 2.78)

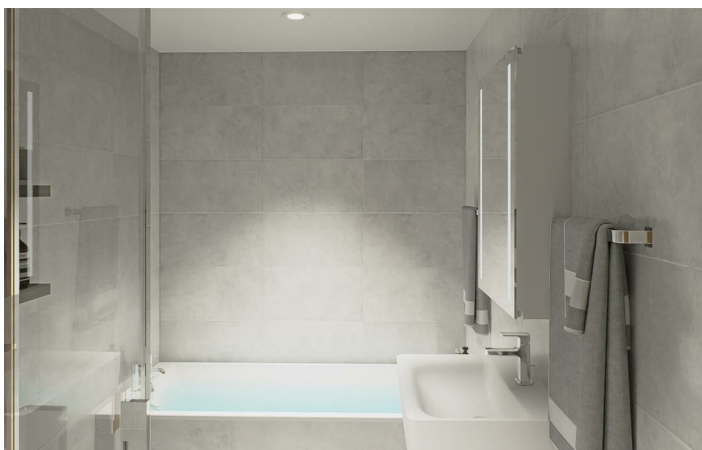
Bathroom

9'1" x 5'8" (2.79 x 1.75)

LEGAL FEES*



Directions



First Floor

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			
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	

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57 St Leonards Road, Bexhill-On-Sea, TN40 1JA

Tel: 01424 730678 | Email: info@maltbys.uk

www.maltbys.uk