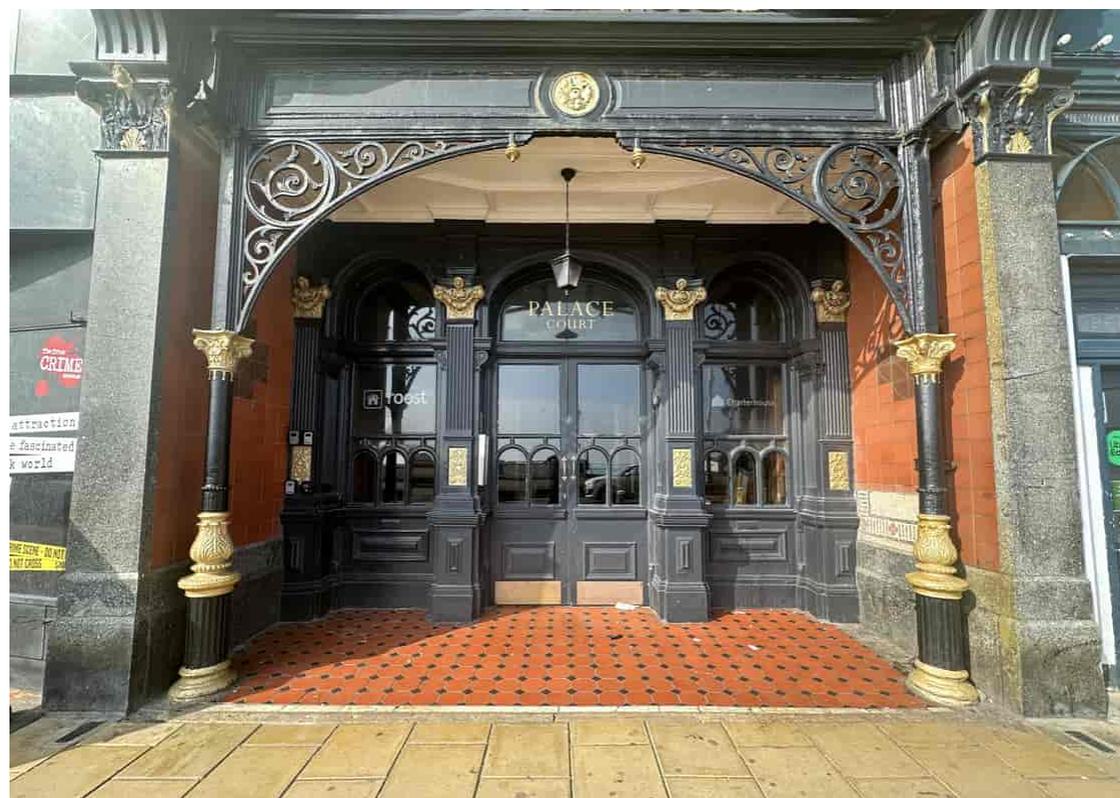




Room 4, 9 White Rock, Hastings , East Sussex, TN34 1JP  
£625 pcm





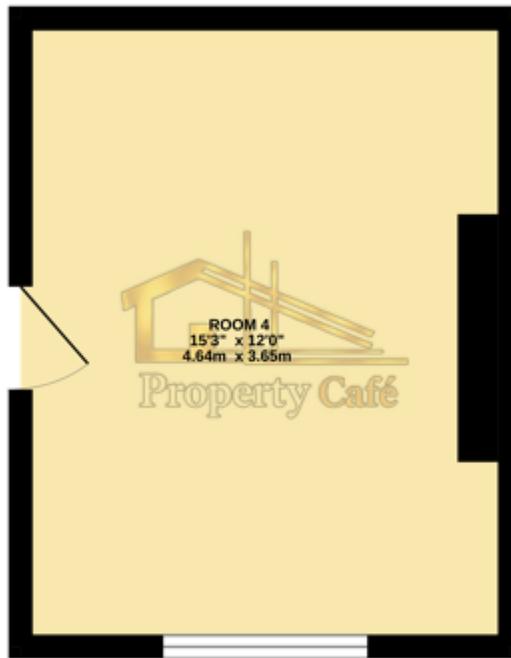
Property Café are delighted to offer this unique opportunity to rent a part furnished double room in an iconic Grade II listed building. Ideally located just a short walk from Hastings town centre, the property is close to a busy high street, mainline railway links to Brighton, Ashford, and London, as well as the stunning seafront promenade. Internally, the accommodation comprises a secure entrance hallway with a spacious lobby, grand staircase, and service lifts to all floors. The property features a spacious hallway leading to a partially furnished double room. Tenants also have access to a communal kitchen/lounge overlooking Hastings Pier and modern shower room with toilet, and a second separate toilet room. The kitchen offers integrated appliances and space for shared dining. Additional benefits include modern décor, central heating with individual thermostatic controls, utility bills are included within the rent covering; council tax, gas, electricity and water and WIFI included. The room is available now, and early viewings are highly recommended. For further information or to arrange a viewing, please contact our Bexhill office on 01424 224488.

1x Weeks Holding deposit = £100.00

5x Weeks security deposit = £300.00

Minimum annual income: £18,750





TOTAL FLOOR AREA : 176 sq.ft. (16.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, 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 for 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.  
Made with AutoCAD 2012

**Bedrooms:** 1  
**Council Tax:**  
**Parking Types:** No Parking Available.  
**Heating Sources:** Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (72)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** None.  
**Accessibility Types:** Not suitable for wheelchair users.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Here at Property Cafe Limited we believe in full transparency. With the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information was provided in good faith by third parties and is therefore subject to change.

- \*\*\* 50% of the first months rent \*\*\*
  - Electric, gas, water, council tax and WIFI included
    - Situated in the heart of Hastings
    - Fourth floor with service lift
  - Close to mainline railway and bus stop
- Double bedroom suite
  - Modern shared bathroom
  - Modern shared kitchen
  - Communal lounge with beautiful views
  - Available now on a long let