Kinzett & Bowler
www.kinzettbowler.co.uk







Rock A Nore Road

, Hastings, East Sussex, TN34 3DW

Rental £1,250 pcm

2 bedroom Flat / Apartment available Now

Innovation Centre, Highfield Drive, St Leonards on Sea, TN38 0UH
lettings@kinzettbowler.co.uk
01424 440700

Opening Times
Mon 09.30 - 16.00; Tues 09.30 - 16.00
Wed 09.30 - 16.00; Thurs 00.00 - 16.00
Fri 09.30 - 16.00; Sat Closed; Sun Closed

Kinzett & Bowler

www.kinzettbowler.co.uk

* Unfurnished

Situation

LET AGREED Situated on Rock-a-Nore Road, this newly decorated, quirky two bedroom roof top apartment (third floor) has unexpectedly become available to rent and has the added benefit of pleasant views over the Fisherman's huts to the front and out to sea, as well as roof & cliff top views from the decked roof top area to the rear of the property. The property is situated within the historic Old Town of Hastings offering a vast range of amenities, including many restaurants, pubs & bars. Accommodation comprises: Stairs to third floor; Front door, further staircase up to LANDING with double opening window (restricted height access) giving access to the Roof Terrace and Cave garden area. SPACIOUS LIVING / DINING ROOM (approx 17'0 x 13'11) - two windows to the front overlooking the Fishermen's huts, feature drift-wood fireplace with hearth (ornamental fireplace only), solid wooden flooring. Open to; KITCHEN (approx 11'5 x 5'7) - range of wall and base cupboards and free-standing appliances to include electric oven, washing machine, fridge, small separate freezer (these appliances do not form part of the tenancy and the landlord accepts no repair or replacement responsibility). FRONT BEDROOM (approx 13'10 x 7'8) - window overlooking Rock-a-Nore. REAR BEDROOM (approx 11'2 x 7'8) - window to the side. BATHROOM (approx 11'5 x 5'7) - feature tiled wall, window overlooking rear elevation, bath with shower, screen. WC and wash hand basin. Cupboard housing boiler. REAR DECKED TERRACE - accessed via the window on the landing which has limited height. Painted wooden

Property Ref: inst-2206

All measurements are approximate.

Further Information

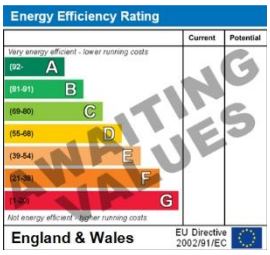
The deposit required is £1,440

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

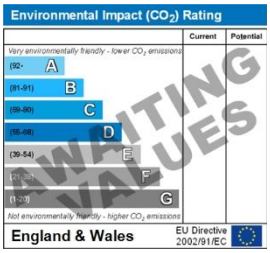
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 10/11/2026

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Kinzett & Bowler, 2026. Kinzett & Bowler Registered in England No. 12089129