



**Pelham Crescent
Hastings, TN34 3AF**

£155,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Pelham Crescent, Hastings, TN34 3AF

Set within the highly regarded Pelham Crescent, this well-presented one-bedroom apartment enjoys an enviable seafront position in the heart of Hastings, just moments from the Old Town, beach, and a wide range of shops, cafés and restaurants.

The apartment is stylish and thoughtfully arranged, making excellent use of the available space without feeling cramped. The open-plan kitchen and living area forms the social heart of the home, with large windows drawing in natural light and framing direct sea views. The kitchen is modern and well appointed, offering ample storage and workspace while remaining neatly tucked into the living space — ideal for everyday living or relaxed weekends by the coast.

A real highlight is the private balcony, perfectly positioned to overlook the seafront and provide an ideal spot for morning coffee, sunset drinks, or simply watching the world go by. It's a feature that truly elevates the apartment and makes the most of its coastal setting.

The bedroom is comfortable and well-proportioned, offering a calm retreat at the end of the day, while the bathroom is finished in a contemporary style to complement the rest of the apartment. Throughout, the property feels bright, well cared for, and ready to enjoy.

This apartment would make an ideal first-time purchase, a stylish bolt-hole by the sea, or an attractive holiday home or investment given its prime location and strong appeal to visitors. With the beach on your doorstep and the character and culture of Hastings just a short stroll away, this is coastal living made easy.

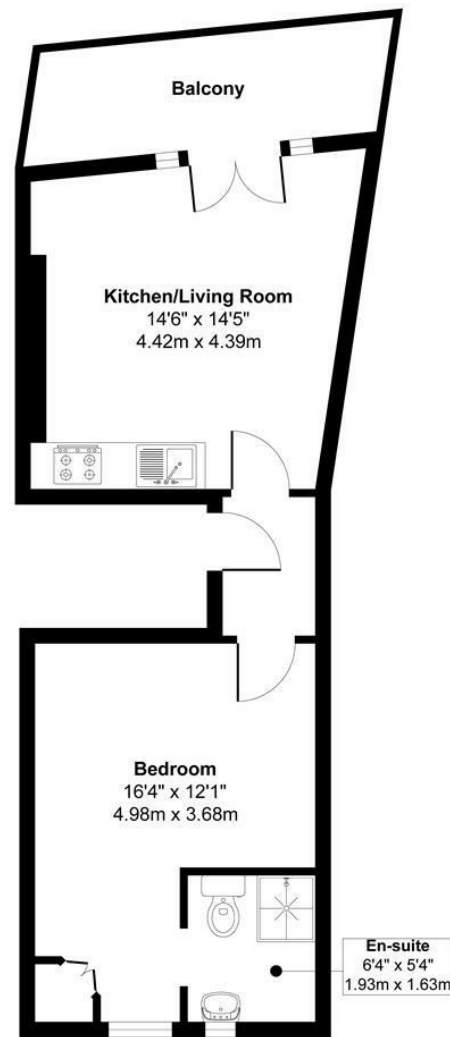
A smart, low-maintenance apartment in a landmark seafront position — early viewing is highly recommended.

- EPC C
- £1250 SERVICE CHARGE PA
- COUNCIL TAX A
- STYLISH THROUGHOUT
- CHAIN FREE
- SHARE OF FREEHOLD WITH 999 YEAR LEASE FROM 2012
- GROUND RENT £0
- ONE BEDROOM FIRST FLOOR APARTMENT
- BALCONY WITH SEA VIEWS
- Grade II* LISTED BUILDING

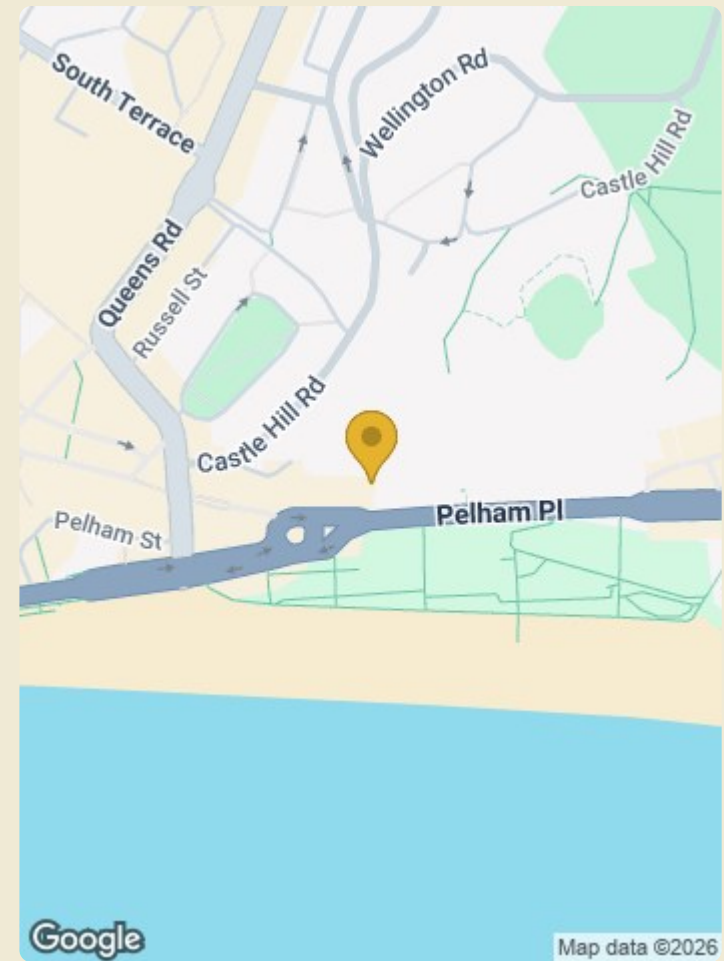


Pelham Crescent

Approximate Gross Internal Floor Area
410 sq. ft / 38.09 sq. m



Produced By Picpreview.co.uk Ltd.



| 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 | |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

