



## Cobourg Place, Hastings TN34 3HY

Offers in excess of £495,000



\*\*\* SOLD PRIOR TO MARKETING\*\*\* A simply stunning and deceptively spacious three bedroom END OF TERRACE HOUSE with an additional LOFT ROOM AND BASEMENT LEVEL. Nestled in the HEART OF HASTINGS OLD TOWN just a short stroll from the beach and you can enjoy the varied range of artisan shops, galleries and eateries on your doorstep, making it perfectly placed for LIFE BY THE SEA. The accommodation here is arranged as a BRIGHT LIVING ROOM with a bay window framing a picturesque view of St Clements Church while the EAT-IN KITCHEN is positioned at the rear of the property offering ample storage and worktop space. There is also a separate UTILITY ROOM on this floor which provides access out to the rear COURTYARD GARDEN. The first floor houses three bedrooms, two of which are GENEROUS DOUBLE ROOMS, together with a STYLISH FAMILY BATHROOM where there is a bath and separate shower enclosure. From the first floor you can access the ADDITIONAL LOFT ROOM which measures an impressive 17'5 x 12'5, relishes STUNNING SEA VIEWS and could be used as an occasional bedroom or working from home space. Externally there is an area of courtyard garden ideal for DINING AL-FRESCO along with access to the BASEMENT LEVEL which could be used for extra storage or a workshop.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by 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.  
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