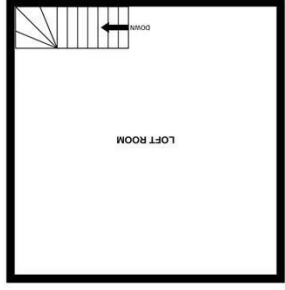
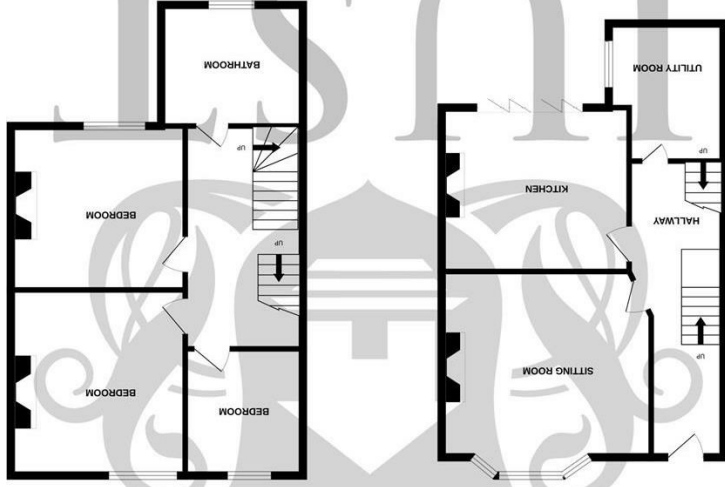


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such 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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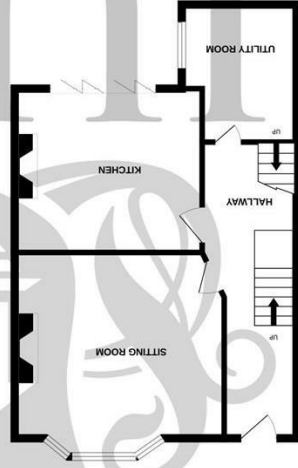
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
	(69-80) C
Not energy efficient - higher running costs	(55-68) D
	(39-54) E
	(21-38) F
(1-20) G	
Potential	80
Current	63



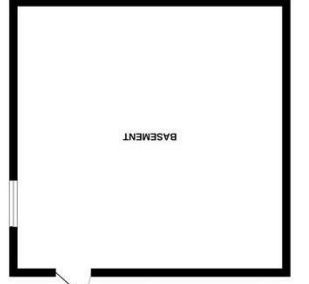
3RD FLOOR



2ND FLOOR



ENTRANCE FLOOR



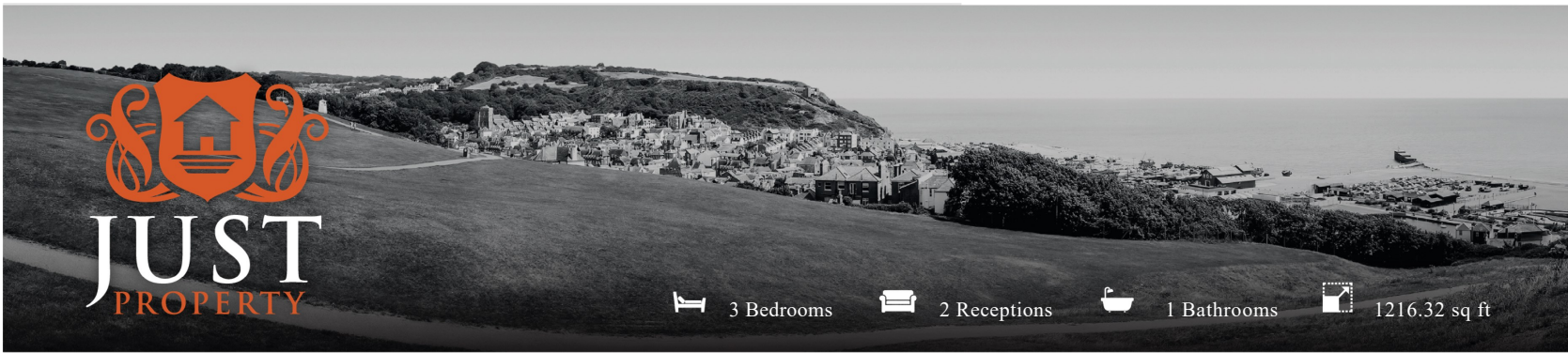
GARDEN LEVEL



# FLOORPLANS

17 Cobourg Place, Old Town, Hastings, TN34 3HY

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms    2 Receptions    1 Bathrooms    1216.32 sq ft

17 Cobourg Place, Old Town, Hastings, TN34 3HY

Freehold

# £550,000





Freehold

£550,000

3 Bedrooms 2 Receptions 1 Bathrooms 1216.32 sq ft

## PROPERTY DETAILS

GUIDE PRICE £550,000

Positioned in the very heart of the historic Old Town of Hastings, Cobourg Place is a beautiful three/four bedroom 1930s bay fronted family home. Within walking distance of the beaches and promenade of Hastings, this is a stunning and exceptionally well presented home in one of the most desirable locations locally.

Hastings Old Town offers a fantastic selection of independent shops, cafes and restaurants, as well as being near to the wonderful Hastings Country Park, Hastings Contemporary Museum, the caves and has extensive views over the East Hill and has St. Clements Parish Church on its doorstep.

The property accommodation has been lovingly cared for and presented by the current owners, it offers a spacious entrance hallway leading through to a bay fronted living room with a feature wood burning stove. There is an incredible kitchen/breakfast room with bi-fold doors letting in an immense amount of south facing light, a useful utility room leading through to the rear garden, completes the ground floor accommodation.

To the first floor, there is a family bathroom with additional shower, two very spacious double bedrooms and a smaller third bedroom. Via the landing, there is a further staircase, leading to a spacious loft room with a Velux window, offering stunning views towards the English Channel and the East Hill funicular.

Externally, the property has an enclosed small rear garden and a useful pathway leading to an under house cellar measuring in excess of three metres squared, which is a useful storage/workshop area.

Further benefits of this super property include gas fired central heating, UPVC double glazing, and to arrange a viewing of this rarely available home, please contact the vendors choice of sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hallway	13'11" x 9'10" (4.26 x 3.00)
Family Living Room	Stairs To Loft Room
14'1" x 13'7" (4.30 x 4.15)	Loft Room
Kitchen / Dining Room	17'5" x 12'5" (5.31 x 3.79)
12'11" x 11'2" (3.94 x 3.41)	External Cellar
Utility Room	12'4" x 11'0" (3.78 x 3.37)
10'5" x 7'4" (3.19 x 2.26)	Rear Outside Space
Stairs To First Floor Landing	
Bathroom	
7'5" x 7'4" (2.27 x 2.25)	
Bedroom	
12'11" x 11'3" (3.96 x 3.44)	
Bedroom	
10'7" x 6'10" (3.25 x 2.10)	

## FEATURES

- Beautifully Presented 1930's Period Property
- Wonderful Old Town Location
- Three Spacious Bedrooms and Loft Room
- Rear Garden
- Useful Under House Cellar
- Fantastic Proportions
- Walking Distance To Beaches and Seafront
- Exceptional Condition and Interiors
- Kitchen / Breakfast Room
- Stunning Sea Views

