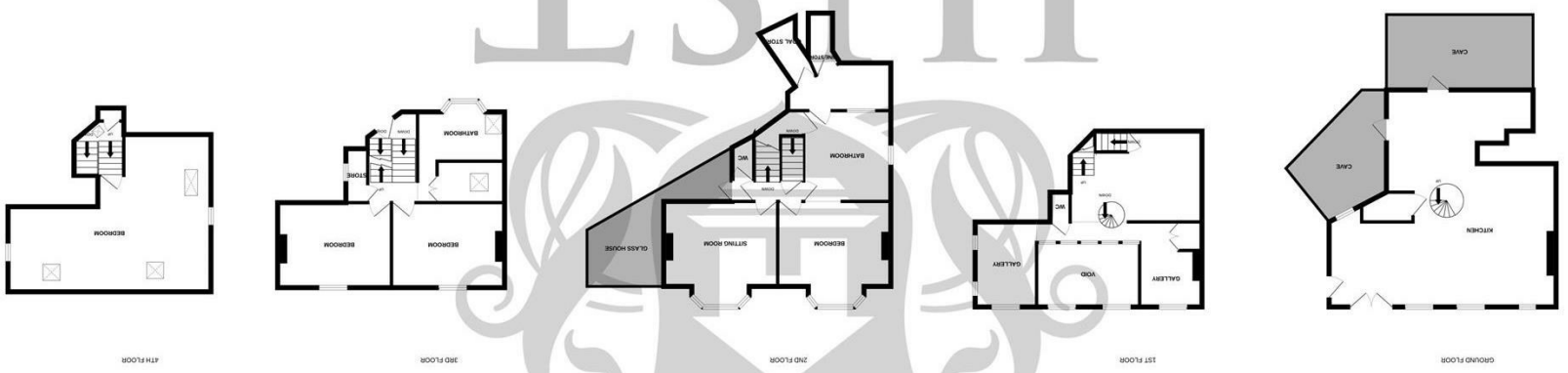


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used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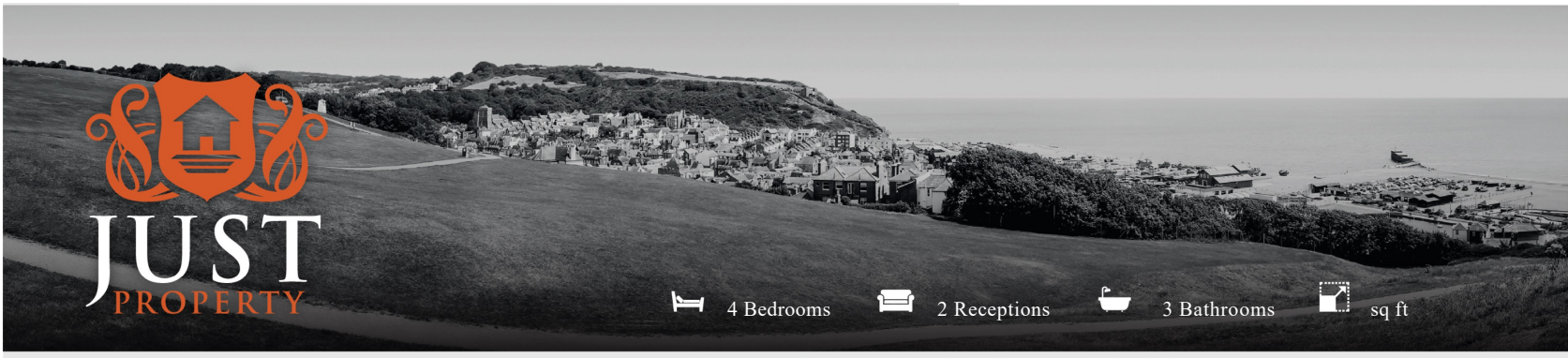
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



# FLOORPLANS

West Hill Villa Cobourg Place, Hastings, TN34 3HY

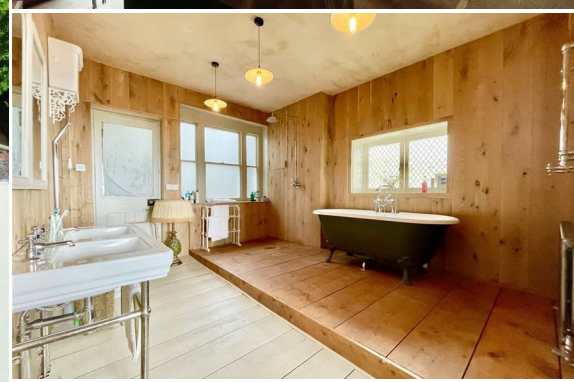
[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms 2 Receptions 3 Bathrooms sq ft

Freehold  
 £1,400,000

## West Hill Villa Cobourg Place, Hastings, TN34 3HY







4 Bedrooms 2 Receptions 3 Bathrooms sq ft

## PROPERTY DETAILS

'West Hill Villa' is considered to occupy one of the most commanding and elevated positions within Hastings historic Old Town, enjoying extensive far-reaching views over the Old Town itself and across the English Channel.

This detached and secluded property was built into the sandstone bedrock of the West Hill in the mid 19th century, and is ideally situated within walking distance of the Old Town with its restaurants, shops and sea front as well as Hastings town centre with its amenities and mainline railway station connecting to London, Brighton and Ashford.

There is versatile accommodation arranged over five floors, with each level providing individual character with both period and contemporary features and with all the principal rooms enjoying inspirational views across the town and the sea. In the lower part of the house the open plan sitting room/kitchen and dining area is situated where the old Hastings Pottery used to be and opens up into a sandstone archway and into vaulted caves, which have to be seen to be appreciated. The internal spiral staircase, leads to a gallery landing and separate WC with the continuing views over the Old Town. On the remaining three floors, occupies the lounge which benefits from a wood burner and large sash windows as well as the four bedrooms, two bathrooms and utility space

Another spectacular feature is the 90ft glass house vinery, which houses a variety of exotic plants, grapevines, and banana trees, as well as a fish pool. The gardens extend across the width of the rear elevation with terrace, formal lawned areas and an established terraced vegetable garden, with a raised seating area looking out to sea. In addition there is a garage accessed from Exmouth Place.

Viewing strictly by prior appointment with the sole agents, Just Property.

Council Tax - C £2069

Here is a precise what3words address: [///items.blast.chase](https://www.what3words.com/#!/items.blast.chase)



## ROOM DIMENSIONS

Rear Entrance

Open Plan Lounge/Kitchen  
29'6" max x 22'10" max (9.01 max x 6.98 max)

Upper Galleried Floor Level

Separate W.C

Study Area  
8'3" x 11'9" (2.53 x 3.59)

First Floor Landing

Separate W.C

Living Room  
15'8" x 12'8" (4.78 x 3.88)

Bedroom  
14'11" x 12'10" (4.55 x 3.93)

Utility Room

Second Floor Landing

Bedroom  
13'6" x 15'3" (4.13 x 4.67)

Bedroom

16'1" x 13'5" (4.92 x 4.10)

Store Room

Store Room

Family Bathroom

Top Floor

Small Landing

Bedroom  
20'6" x 12'7" (6.25 x 3.85)

Bedroom  
12'9" x 10'4" (3.91 x 3.17)

Glass Vinery

Rear Garden

Vegetable Garden

Garage

## FEATURES

- Commanding Position
- Stunning Views to Sea
- Grade II Listed House
- Four Bedrooms
- Two Reception Rooms
- Period & Character Features
- 90ft Glass House Vinery
- Single Garage
- Old Town Location
- Viewing Essential

