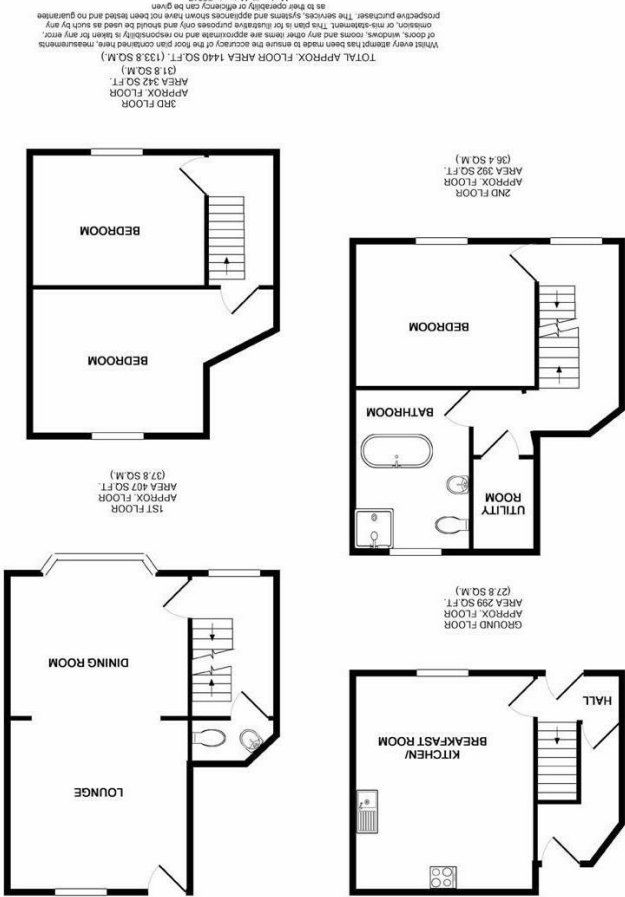




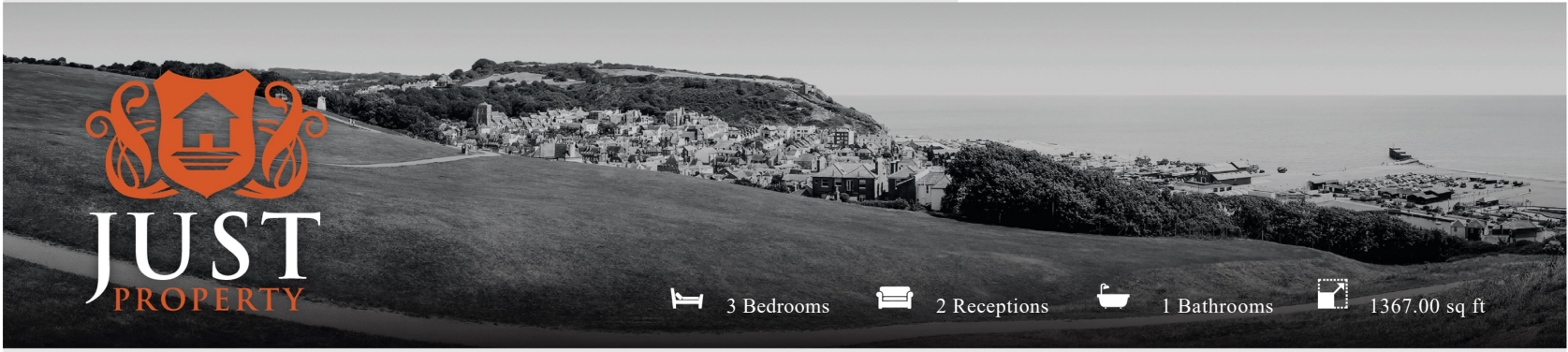
England & Wales			EU Directive 2002/91/EC
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
			59
			85



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

## FLOORPLANS

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

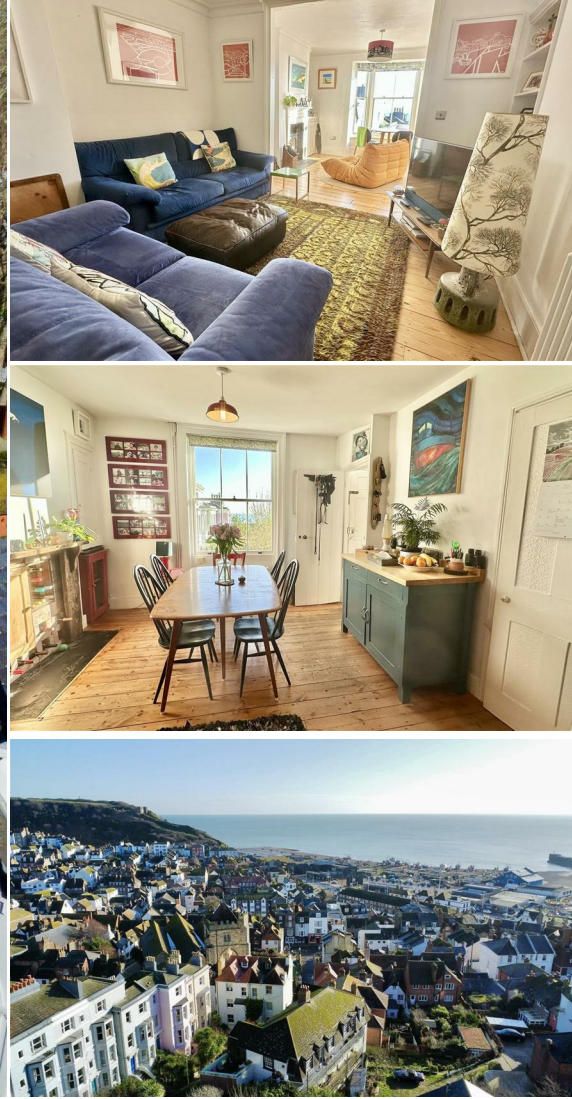


3 Bedrooms 2 Receptions 1 Bathrooms 1367.00 sq ft

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

Freehold

£599,650







Freehold

£599,950

3 Bedrooms 2 Receptions 1 Bathrooms 1367.00 sq ft

## PROPERTY DETAILS

Just Property is thrilled to present this charming three-bedroom mid-terrace home, offering a rare chance to secure a slice of the Historic Old Town. With its unique elevated position, the property boasts breath-taking views across the iconic Fisherman's Huts and the English Channel, encapsulating the essence of coastal living. Conveniently located, this home is within easy reach of the quaint shops, vibrant cafes, and local amenities of the Old Town. The scenic West Hill is just a short stroll away, providing the perfect balance of convenience and tranquillity.

Enter through a welcoming iron gate into the front patio, an ideal spot for enjoying the sea breeze throughout the day. Inside, the entrance hall leads to an open-plan kitchen/diner with warm wooden flooring, perfect for entertaining or family gatherings. A spacious living room measuring 25'7 x 12'7 serves as the heart of the home, featuring a cosy wood-burning stove and spectacular panoramic views. This level also includes a convenient separate WC and direct access to the secluded rear garden.

The primary bedroom on the second floor offers a charming feature fireplace and abundant natural light. A stylish family bathroom includes a standalone roll-top bath, and a practical utility room enhances functionality. Two additional double bedrooms continue the theme of space and comfort, each showcasing those far-reaching, picturesque views.

The rear garden provides a serene retreat with a raised decking area, perfect for relaxing or entertaining. A unique rock face backdrop adds character and privacy, creating a truly distinctive outdoor space. Further benefits include recently installed wooden-framed windows, original period features throughout, and gas central heating.

This extraordinary property combines historical charm with modern comforts and is offered exclusively by Just Property. Viewing is highly recommended to fully appreciate its unique character and unrivalled location.

## ROOM DIMENSIONS

Front Door	Stairs to Top Floor Landing
Entrance Hall	Bedroom 16'3 x 10'4 (4.95m x 3.15m)
Kitchen/Dining Area 16'7 x 12'8 (5.05m x 3.86m)	Bedroom 12'9 x 9'5 (3.89m x 2.87m)
Stairs to First Floor Landing	Front Terrace
Living Room 82'0"22'11" x 39'4"22'11" (25'7 x 12'7)	Rear Garden
Separate W.C	
Stairs to Second Floor Landing	
Principle Bedroom 11'4 x 11' (3.45m x 3.35m)	
Bath & Shower Room 12'2 x 9'2 (3.71m x 2.79m)	
Utility Room 6'11 x 5'1 (2.11m x 1.55m)	

## FEATURES

- Period Mid Terraced House
- Old Town Hastings Location
- Three Bedrooms
- Picturesque Seaside Views
- Large Living Room
- Open Plan Kitchen with Dining Space
- Fantastic Family Bathroom
- Rear Garden
- Viewing Essential
- Beautiful Condition



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.