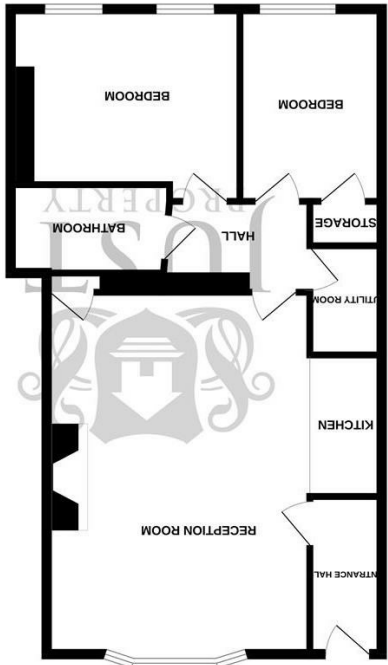


Measurements have been made to ensure the accuracy of the footprint and area of the property. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



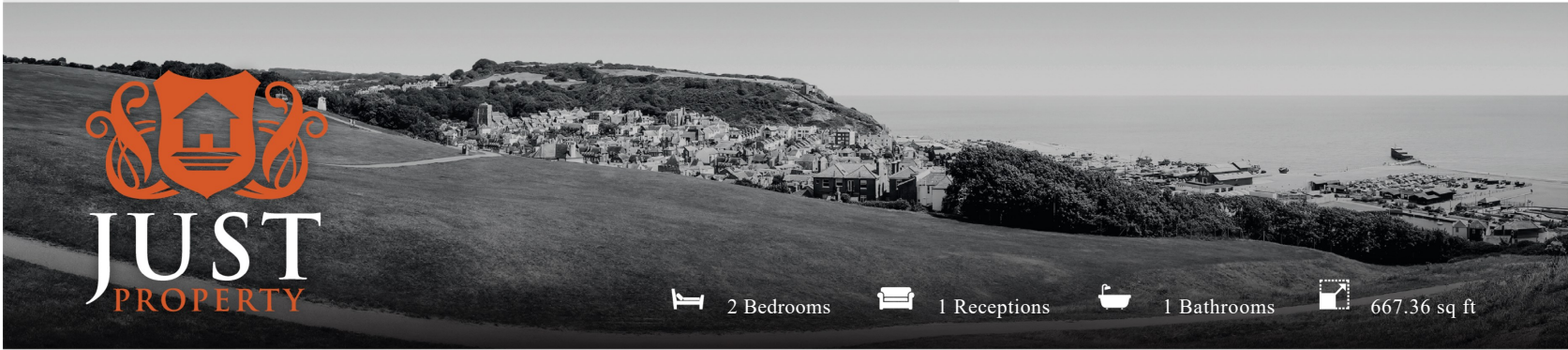
GROUND FLOOR



Flat 8 5-6 Pelham Crescent, Hastings, TN34 3AF

## FLOORPLANS

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



2 Bedrooms 1 Receptions 1 Bathrooms 667.36 sq ft

Leasehold

£210,000

Flat 8 5-6 Pelham Crescent, Hastings, TN34 3AF







Leasehold

£210,000



## ROOM DIMENSIONS

Private Entrance

Entrance Hall

Open Plan Reception Room/Kitchen  
22'1" x 18'8" (6.75m x 5.70m)

Storage

Hall

Utility Room

Bedroom  
11'1" x 7'3" (3.38m x 2.23m)

Storage

Bedroom  
12'4" x 9'1" (3.78m x 2.78m)

Bathroom  
8'1" x 5'4" (2.48m x 1.63m)

## PROPERTY DETAILS

\*\*\*CHAIN FREE\*\*\*

This exceptional 2-bedroom apartment occupies a prime position in the centre of the iconic Pelham Crescent—one of Hastings' most prestigious and architecturally significant addresses. Forming part of the conversion of two elegant townhouses, this rare elevated ground floor flat benefits from superior proportions and greater accessibility than many others in the Crescent.

Accessed via its own private entrance at the front, the flat immediately impresses with a spacious hallway and generous ceiling heights that enhance the sense of light and space throughout. The open-plan kitchen and reception room is beautifully arranged, with tall sash windows framing captivating sea views and flooding the space with natural light. Period detailing blends seamlessly with contemporary finishes to create a calm, stylish environment for both relaxing and entertaining.

Off the wide hallway lies a well-placed utility room, two bright and well-sized bedrooms, and a modern family bathroom. Every aspect of this home has been thoughtfully designed for comfortable seaside living.

Apartments in Pelham Crescent are rarely available—especially those with such a unique combination of character, scale, outlook, and private entrance. This is a truly special opportunity to own a piece of coastal history in a vibrant location just moments from the beach. For viewings, please contact the vendors' chosen sole agents, Just Property.

Exciting plans have been announced to enhance the surrounding area - read more here: [https://www.sussexexpress.co.uk/news/people/major-renovation-plans-unveiled-for-hastings-road-and-paving-area-5095983?](https://www.sussexexpress.co.uk/news/people/major-renovation-plans-unveiled-for-hastings-road-and-paving-area-5095983?fbclid=IwZXh0bgNhZW0CMTEAR5OLFBrQTk1Wa8d4wfamEYWbNeloh5KGmShOhSTtAGHLHjEMHZIG2k8OBEddA_a_EPKVGu0CVwzWWZQ#blgkcxkmsdes977nzvu6erq3sh0xvyreh)

## FEATURES

- CHAIN FREE
- Private Entrance
- Two Bedroom Ground Floor Flat
- Close To Seafront & Local Amenities
- Sea Views
- High Ceilings & Period Charm
- Open Plan Kitchen/Reception Room
- Utility Room
- Council Tax Band A
- Long Lease



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.