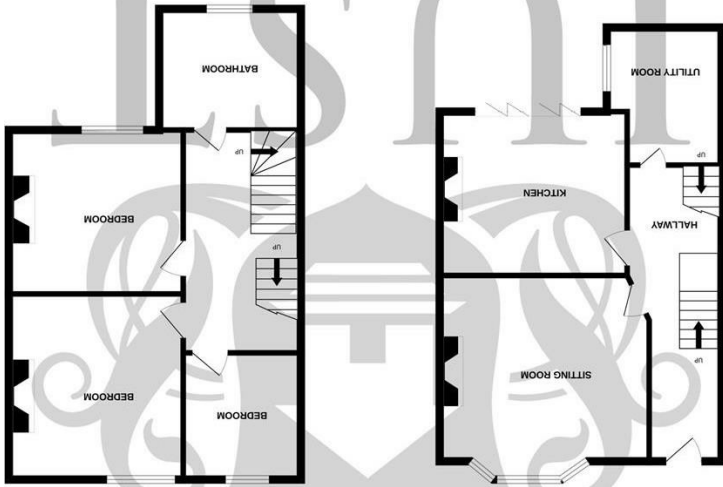




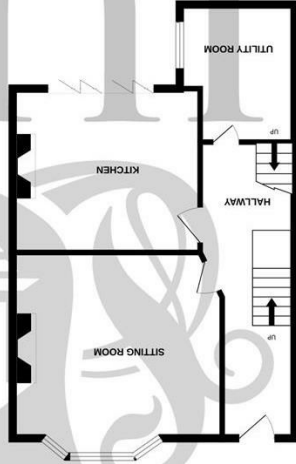
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	63	80
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



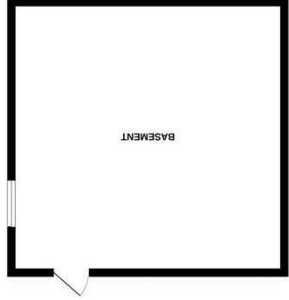
3RD FLOOR



2ND FLOOR



ENTRANCE FLOOR



GARDEN LEVEL

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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FLOORPLANS

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

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1216.32 sq ft

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Freehold

£495,000





Freehold

£495,000

3 Bedrooms 2 Receptions 1 Bathrooms 1216.32 sq ft

PROPERTY DETAILS

Positioned in the heart of the historic Old Town of Hastings, Cobourg Place is a beautifully presented, deceptively spacious three/four-bedroom, 1930s bay-fronted family home. Just a short walk from Hastings' beaches and promenade, this home offers exceptional living in one of the town's most sought-after locations.

Hastings Old Town boasts a vibrant selection of independent shops, cafés, and restaurants, all within close proximity. The property is also near Hastings Country Park, the Hastings Contemporary Museum, and the famous caves and enjoys stunning views over the East Hill, with St. Clement's Parish Church located on its doorstep.

The property has been lovingly cared for by the current owners and offers a spacious entrance hallway leading to a bay-fronted living room. The impressive kitchen/breakfast room, with bi-fold doors, floods the space with south-facing light, and a convenient utility room leads to the rear garden, completing the ground floor accommodation.

On the first floor, you'll find a family bathroom with an additional shower, two generously sized double bedrooms, and a smaller third bedroom. A further staircase leads to a spacious loft room, featuring a Velux window that provides breathtaking views towards the English Channel and the East Hill funicular.

Externally, the property benefits from a small, enclosed rear garden and a useful pathway leading to an under-house cellar measuring in excess of three square metres, providing additional storage or a workshop area.

Further benefits of this superb property include gas-fired central heating and UPVC double glazing. To arrange a viewing of this rarely available home, please contact the vendor's 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

