



ESTATE AGENTS

Top Floor Flat 3, Cobourg Place, Hastings, TN34 3HY

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price **£250,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM, TWO STOREY MAISONETTE, occupying the TOP TWO FLOORS of this CONVERTED VICTORIAN BUILDING and situated in the heart of Hastings Old Town. The property enjoys STUNNING SEA VIEWS and views across the OLD TOWN, all whilst being within easy walking distance of the beach, shops and restaurants. Offered to the market CHAIN FREE and with a NEW LEASE upon completion.

Accommodation comprises a LARGE LOUNGE-DINING ROOM, NEWLY FITTED KITCHEN and SHOWER ROOM, whilst to the upper floor there are TWO BEDROOMS, both of which benefit from SEA VIEWS.

To fully appreciate this FANTASTIC APARTMENT positioned in Hastings Old Town, please contact the owners agents now to avoid disappointment.

COMMUNAL ENTRANCE

With stairs rising to the first floor, private front door opening to:

ENTRANCE

Stairs rising to the second floor, storage cupboard with shelving space, door opening to:

LOUNGE

16'7 max x 12'1 max narrowing to 8'1 (5.05m max x 3.68m max narrowing to 2.46m)

Electric radiator, television point, two single glazed windows to front aspect providing views over the Old Town and towards the sea.

KITCHEN-BREAKFAST ROOM

13'2 max into bay x 10'9 (4.01m max into bay x 3.28m)

Newly fitted with a range of eye and base level cupboards, four ring electric hob with electric oven below, space for tall fridge freezer, space and plumbing for washing machine, stainless steel sink with mixer tap, cupboard housing hot water system, single glazed bay window to front aspect providing views over the Old Town and to the sea.

SHOWER ROOM

Walk-in shower unit with electric shower point, wash hand basin with mixer tap and storage beneath, integrated low level dual flush wc, electric chrome heated towel rail, extractor fan.

LANDING

Single glazed window to rear aspect providing views over the Old Town and towards the East Hill, door to:

BEDROOM

15'3 x 12'3 max (4.65m x 3.73m max)

Electric radiator, single glazed window to front aspect providing views over the Old Town and out toward the sea.

BEDROOM

8'3 x 6'4 (2.51m x 1.93m)

Electric heater, access to eaves storage, double glazed window to side aspect providing views toward the sea.

TENURE

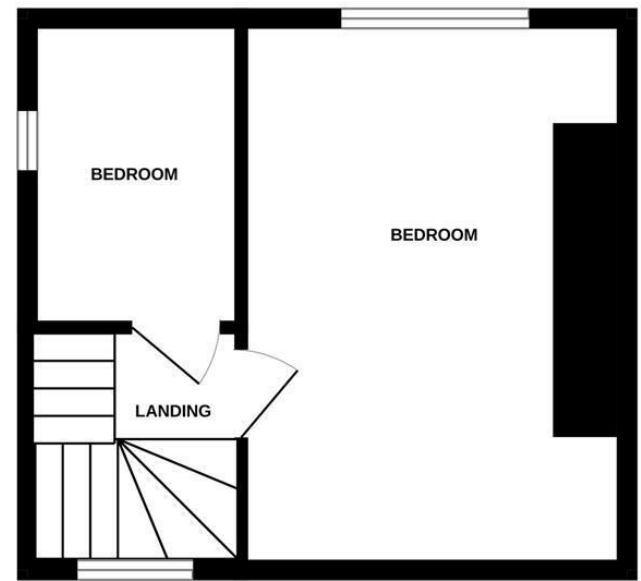
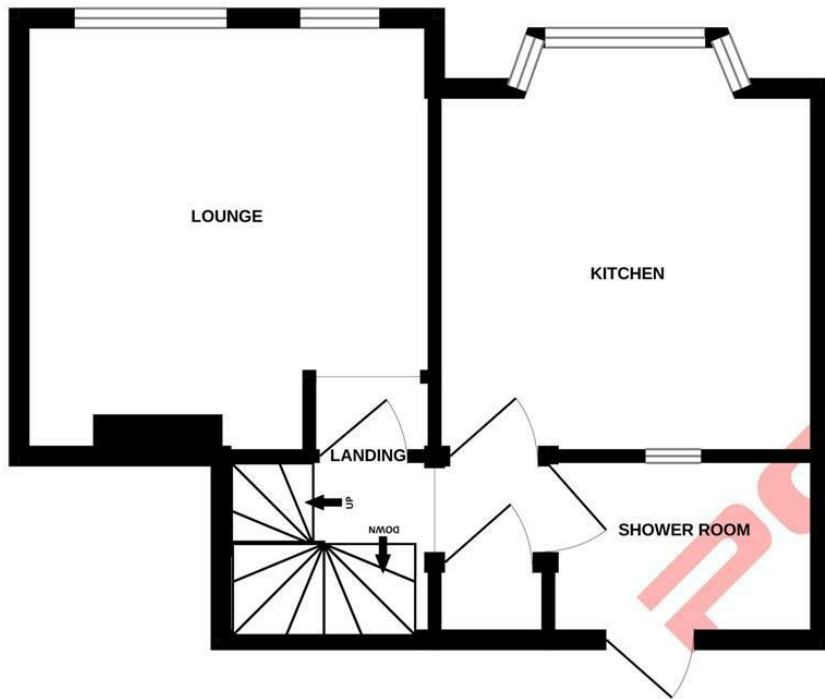
We have been advised of the following by the vendor:

Lease: New lease upon completion

Service Charge: 1/3 share of any works

Ground Rent: Peppercorn.





TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC	48	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.