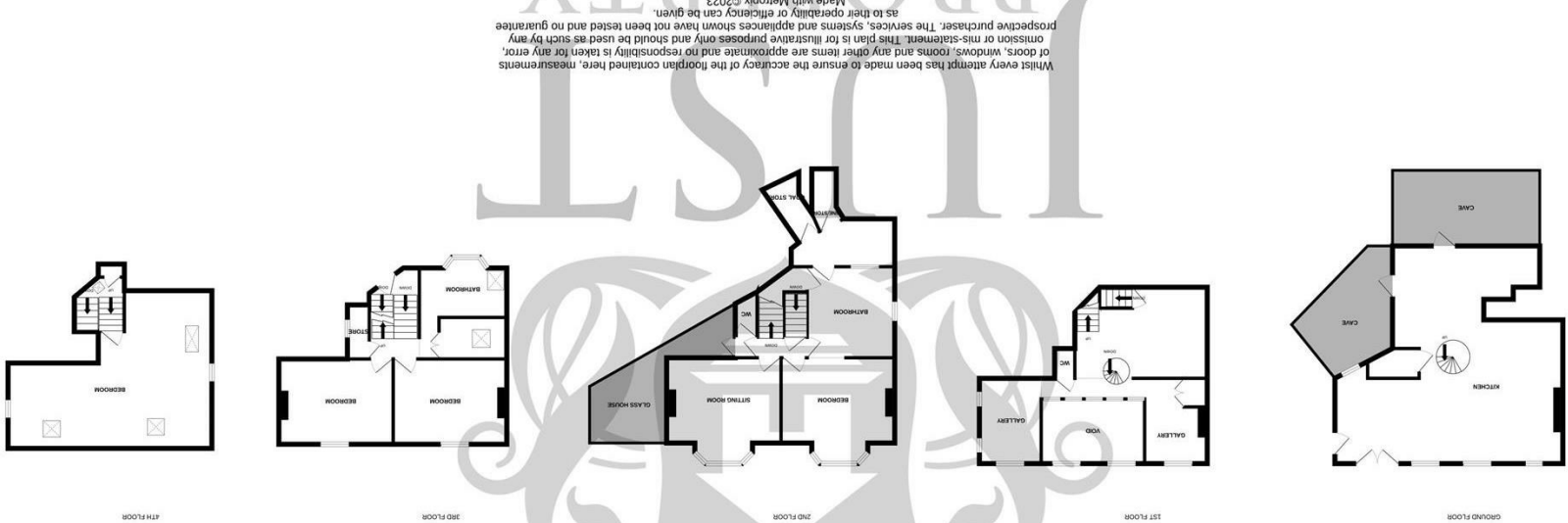




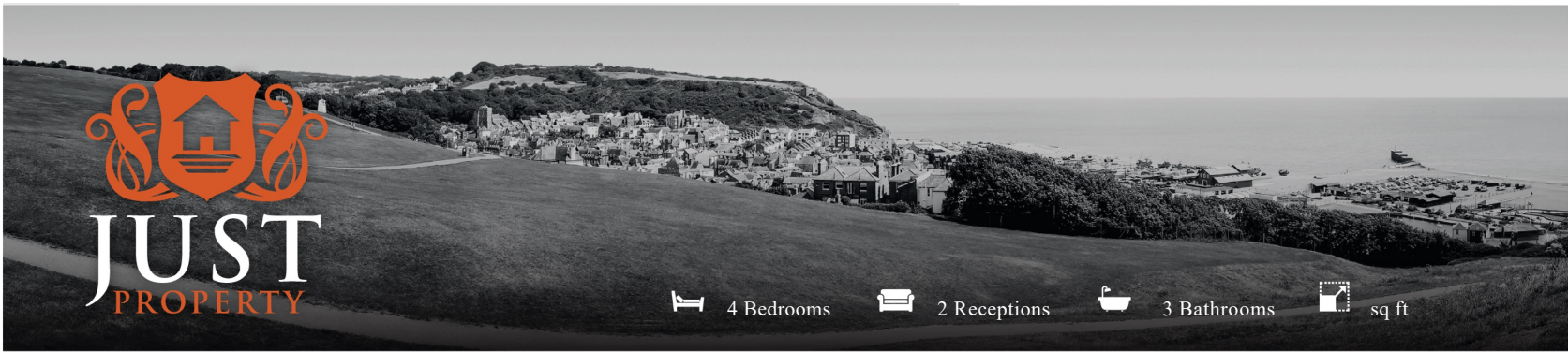
England & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating	Very energy efficient - lower running costs	
	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
		Potential



FLOORPLANS

West Hill Villa Cobourg Place, Hastings, TN34 3HY

www.justproperty.net



4 Bedrooms 2 Receptions 3 Bathrooms sq ft

West Hill Villa Cobourg Place, Hastings, TN34 3HY

Freehold

£1,400,000





Freehold

£1,400,000



ROOM DIMENSIONS

Rear Entrance	Bedroom 16'1" x 13'5" (4.92 x 4.10)
Open Plan Lounge/Kitchen 29'6" max x 22'10" max (9.01 max x 6.98 max)	Store Room
Upper Galleried Floor Level	Store Room
Separate W.C	Family Bathroom
Study Area 8'3" x 11'9" (2.53 x 3.59)	Top Floor
First Floor Landing	Small Landing
Separate W.C	Bedroom 20'6" x 12'7" (6.25 x 3.85)
Living Room 15'8" x 12'8" (4.78 x 3.88)	Bedroom 12'9" x 10'4" (3.91 x 3.17)
Bedroom 14'11" x 12'10" (4.55 x 3.93)	Glass Vinery
Utility Room	Rear Garden
Second Floor Landing	Vegetable Garden
Bedroom 13'6" x 15'3" (4.13 x 4.67)	Garage

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](#)

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



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.