







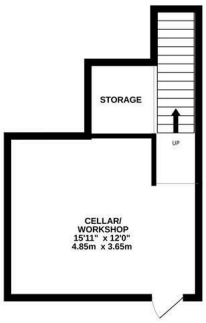
# Cobourg Place, Hastings TN34 3HY

## Offers in excess of £400,000

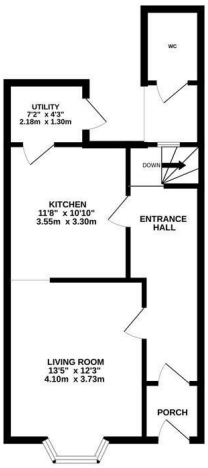
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*Guide Price £400,000 - £450,000* A charming and characterful FOUR STOREY HOUSE nestled within a QUIET TWITTEN in the heart of Hastings Old Town. It benefits from PICTURESQUE ROOFTOP AND SEA VIEWS and is located within easy walking distance of the beach, independent shops, antique stores, restaurants and traditional pubs. The West Hill and Hastings Town centre are also within easy reach. Originally constructed in 1863 the EARLY VICTORIAN ACCOMMODATION retains a wealth of original features including exposed floorboards, fireplaces and sash windows. You enter on the ground floor which is arranged as a bay fronted living room with a feature fireplace, this leads through to the kitchen and scullery positioned at the rear of the property. The kitchen is fitted with an ORIGINAL COAL FIRED RAYBURN STOVE and there is also gas central heating. The small courtyard garden provides an idyllic spot to dine al-fresco and there is an outside w/c. On the first floor there is a shower room, a double bedroom and a second reception room with a MARBLE FIREPLACE and bay window framing an attractive outlook, this could be

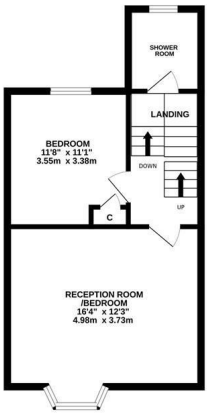
BASEMENT
267 sq.ft. (24.8 sq.m.) approx.



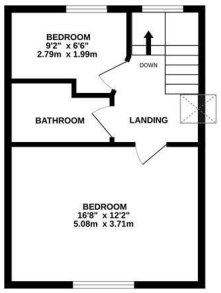

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.




1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.




2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.




TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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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