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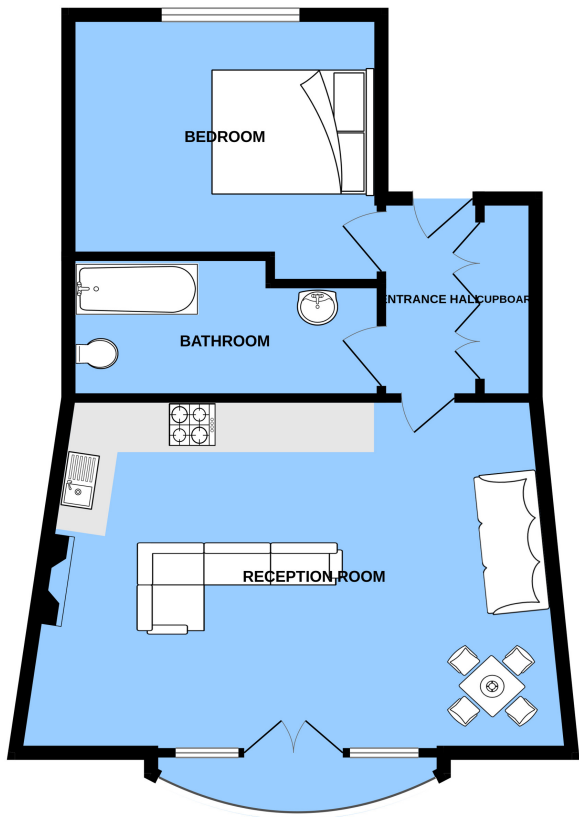
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GROUND FLOOR



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.
Made with Metrepro 12/2025



Flat 5 12 Pelham Crescent, Hastings, East Sussex
TN34 3AF

£235,000

leasehold share of freehold

Occupying the third floor of an attractive historically important building is this spacious 1 bedroom flat enjoying direct sea views across the channel and with no onwads chain.

Spacious Apartment
Popular Location

1 Bedroom
Incredible Views

Grade II Listed

Chain Free

Description

Situated in Hastings iconic Pelham Crescent this apartment forms part of what was once the home of the renowned Arts and Crafts architect, George Davey, for which has been awarded a blue plaque and is Grade II listed for its architectural merit. Situated on the third floor, the apartment is served by an impressive communal spiral staircase with window lantern and due to its elevation has incredible views across the channel. The open plan reception/kitchen enjoys double doors onto a balcony taking in the stunning views, a feature fireplace and a well appointed kitchen. The bedroom is a comfortable double and the bathroom is also of a generous size. Pelham Crescent is situated opposite Hastings seafront, a short walk from the Old Town, making this property perfectly situated to enjoy numerous restaurants, independently owned shops, High Street and George Street. The property is close to Hastings Castle, the East and West Hills, various museums, Hastings town centre and mainline station with regular services to London Charing Cross and Ashford International. Offered to the market with no onwads chain, viewing is highly recommended.

Directions

The property is located opposite the public car park at The Stade and this is the best place to park when viewing. When entering Pelham Crescent with the sea on your right, the property will be found along on the left hand side.

What3Words: ///pilots.parks.upset

THE ACCOMMODATION

with approximate room dimensions is approached via a communal door to a communal hallway with spiral staircase leading to the third floor. A private door opens to

HALLWAY/STORAGE AREA

7' 3" x 6' 2" (2.21m x 1.88m) with storage cupboard, shelves, laminate flooring and door to

OPEN PLAN KITCHEN/LIVING ROOM

21' 4" x 17' 7" (6.50m x 5.36m) with double doors giving access out to a balcony with beautiful far reaching views over the channel. The kitchen area comprises a variety of base and wall mounted cabinets and drawers, a stainless steel sink with mixer tap, integrated electric oven and 4 ring ceramic hob with extractor over, integrated fridge, granite effect working surface and laminate flooring. The reception area has double doors out to a balcony enjoying the views, centered around a wrought iron fireplace with marble hearth, two radiators, ceiling rose and laminate flooring.



BEDROOM

13' 10" x 11' 7" (4.22m x 3.53m) with window to rear, shelved recess, radiator.



BATHROOM

10' 8" x 4' 3" (3.25m x 1.30m) with part tiled walls, tiled floor, panelled bath with Victorian style shower attachment, recessed lighting, shelved recess and fitted with a separate shower, pedestal wash hand basin, wc.

LEASE DETAILS

999 Year Lease from 2011

Maintenance £1200 per annum (includes insurance)

Share of Freehold

COUNCIL TAX

Hastings Borough Council
Band TBC



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.