



Queens Apartments Robertson Terrace, Hastings, TN34 1JN  
Offers In Excess Of £490,000



A prestigious five bedroom penthouse for sale in central Hastings on the Seafront with magnificent sea views. This fourth floor apartment is in pristine condition and with ample space and light throughout the property. Ideally suited to those looking for a low maintenance seafront penthouse with spectacular views from the living room and master bedroom, in the town centre, just a few minutes from the shops, mainline station, Pier, and the Old Town.



- Stunning Penthouse Luxury Apartment
- 2 Reception Rooms
- Lift in the Building

Queens Apartments is a premium development in Hastings town centre which has an eye catching facade from along the beach promenade. The Queens Apartment was once part of the very fashionable Queen’s Hotel, a favourite haunt of the aristocrats during the late 1800s. It continues to offer stylish accommodation with an attractive art deco theme.

Ideally located in the heart of Hastings, there is access to many shops and restaurants to suit all tastes, plus a nearby cinema. The Pier, White Rock Theatre and St Leonards, are to the west, while in the other direction, it’s just a gentle stroll away from the picturesque historic old town with its famous beach-launched fishing fleet, iconic black net huts and The Jerwood Centre, home to a collection of 20th and 21st century art and exhibitions showcasing the best of modern and contemporary British art.

The top floor apartment is easily reached from the ground level. There is a private allocated parking space to the front of the building. Enter either via the ramp access or a few stairs, leading to the wide hotel-style lobby, and go straight ahead to the express lift.

**Entrance Hall** 21'5" x 7'11" (6.54 x 2.42)  
Step in to a lovely bright entrance lobby which is filled with light from each room and windows along the hall. This apartment is exceptionally spacious and offers great versatility with the layout, providing a quiet ambience for the five bedrooms, to the east side of the building, while benefiting from the relaxing sea views in the reception rooms to the west. Luxury plush carpet.

**Kitchen** 15'5" x 9'5" (4.70 x 2.89)  
A newly fitted family kitchen with a good range of base and wall units, in stylish grey. Light wood effect worktop with breakfast bar area to one end. White tile splash back. There is a built in oven and electric hob, dishwasher, washing machine, 1.5 bowl

- Iconic Central Hastings Building
- 5 Bedrooms
- One Allocated Parking Space

stainless steel sink, and tall 50/50 fridge freezer. Double glazed sash window looking across the roof tops towards the upper end of Queens Road.

**Living Room** 19'4" x 18'10" (5.90 x 5.75)  
A great sized living room with instant views along the seafront to the Pier, and a part lofted ceiling, giving a perfect space for relaxing and entertaining. There is a feature fire place with wood mantle surround and twin double glazed sash windows. The views are ideal for those seeking a quiet home by the sea. Wood laminate flooring.

**Dining Room** 11'7" x 9'0" (3.54 x 2.75)  
A large east facing room, which would work as a family dining room, study, or spare room. Double glazed sash window. Wood laminate flooring.

**Master Bedroom** 15'3" x 14'0" (4.67 x 4.28)  
Imagine waking up the sound of waves and looking along the coast as the sun comes up. This master bedroom has a west facing double glazed sash window overlooking the landscaped Carlise Parade gardens and beach. Space for a super king bed and built in wardrobes along one length of the room.

**En-Suite Shower Room**  
An impressive wet room en-suite with waterfall shower, W.C., and wash basin. Under floor heating.

**Bedroom 2** 19'5" x 10'9" (5.93 x 3.30)  
Currently used as a dressing room, this would also make a great bedroom or study. Double glazed sash window and distant views of the Hastings town roof tops.

**Bedroom 3** 20'2" x 9'3" (6.15 x 2.82)  
A further large bedroom with double glazed sash window. If you wished to open up the room it could easily access the adjoining fourth bedroom, which is divided only by a plywood part wall.

- Views to Sea and the Pier
- 3 Shower Rooms
- 134 Year Lease

**Bedroom 4** 19'11" x 9'0" (6.09 x 2.76)  
Whether this home would be a family penthouse, second home by the sea, or as a holiday let, there is plenty of space to adapt to any size of family or those wishing to have separate studies and additional guest rooms.

**Family Bathroom** 8'8 x 8'2 (2.64m x 2.49m)  
A modern family bathroom with large bathtub and shower over, wash basin, and W.C.. Double glazed sash window and under floor heating.

**Bedroom 5** 14'6" x 9'2" (4.42 x 2.81)  
Fifth bedroom with twin aspect double glazed sash window.

**Ensuite Shower Room**  
Luxury ensuite with walk in shower enclosure, wash basin, and W.C. Double glazed sash window and under floor heating.

255 square metres - total area

Electrical central heating system and twin combination boilers. Holiday lets permitted.  
EPC - E

It has recently been externally decorated and the internal communal areas are like new. There will be no more works due for another 6-7 years.

Lease - 134 years

Service Charge - £4300 per year. Leaseholders are negotiating Right to Manage, which will significantly reduce this fee.









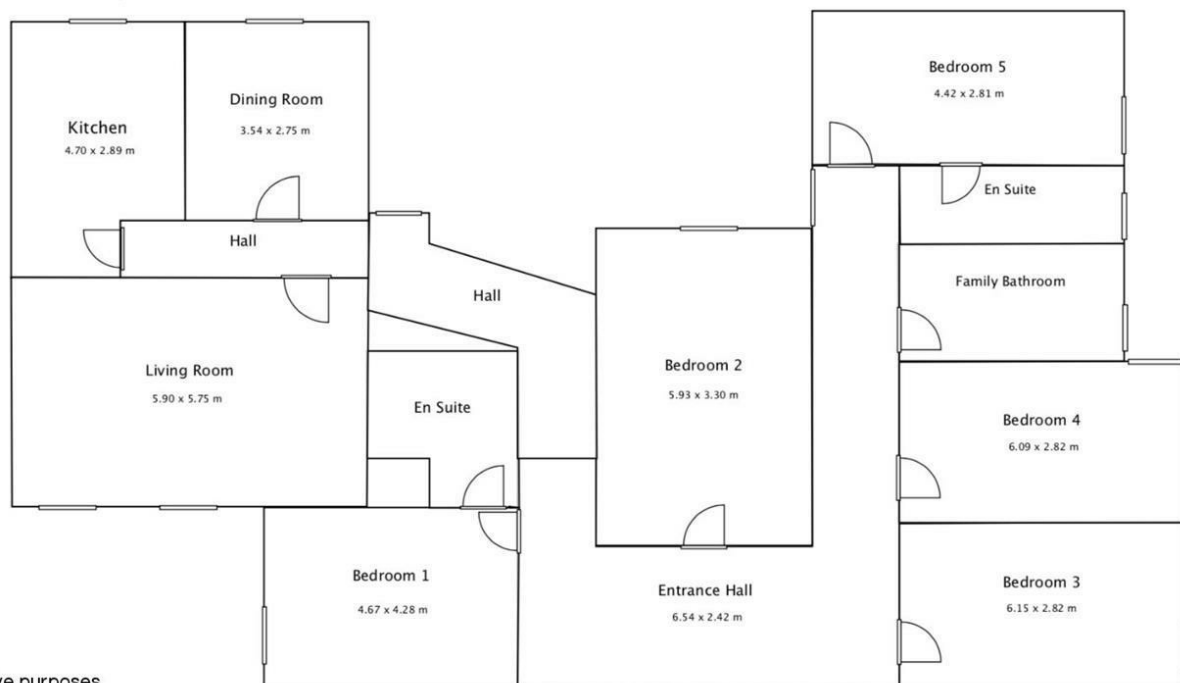


Total Area = 255 m<sup>2</sup> / 2421 ft<sup>2</sup>

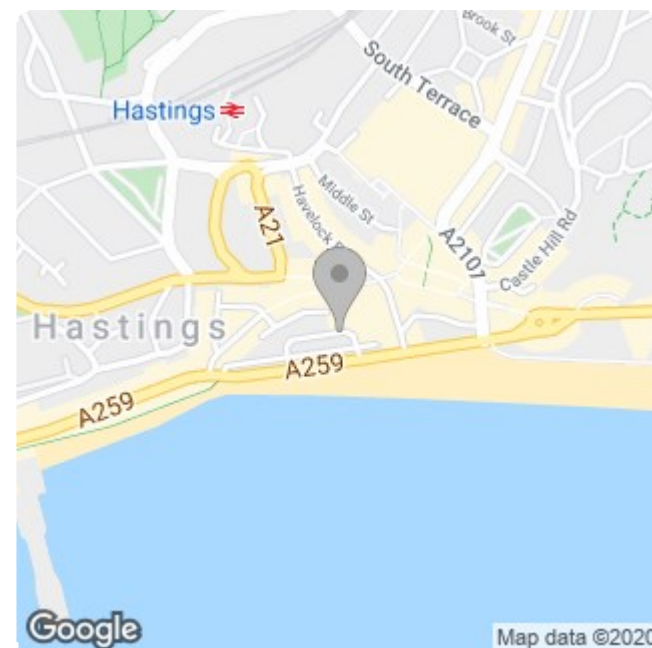


**PATRICK  
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Queens Apartments, Hastings



For illustrative purposes only. Not to be used for a formal valuation.



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

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

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