



Flat 13 Gresham House 5-11 Hartington Place  
Eastbourne, BN21 3BS

**Guide price £200,000**



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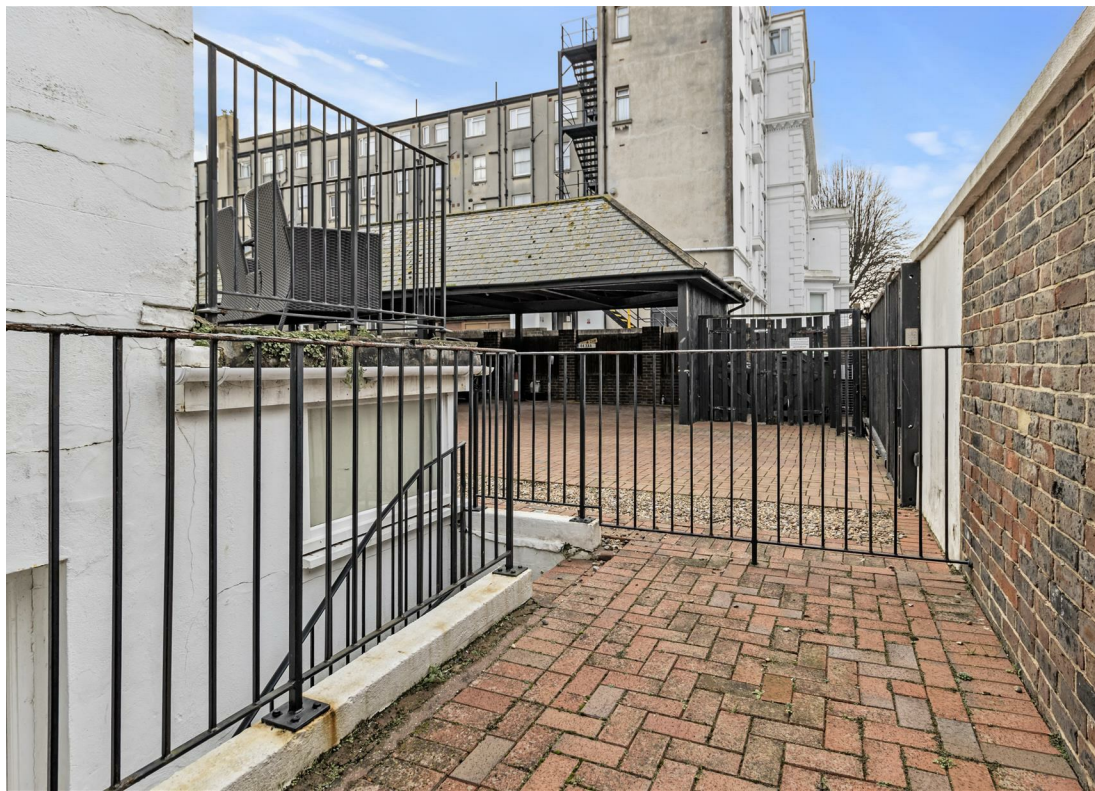
Phil Hall Estate Agents are delighted to present Gresham House, a beautifully presented lower ground floor two-bedroom apartment, situated in the prestigious Hartington Place, Eastbourne. This exceptional property forms part of a stunning Grade II listed building and is perfectly located just a stone's throw from Eastbourne's picturesque seafront. Its prime location also offers the convenience of being within walking distance of the vibrant town centre and mainline train station, making it an ideal home for those seeking a blend of historic charm, modern living, and coastal convenience.

This impressive apartment is accessed through its own private front door, which opens into an inviting entrance porch. From here, you are welcomed into the heart of the home – a meticulously designed, modern kitchen that combines style and practicality. The kitchen is a true highlight, featuring a single drainer one-and-a-half bowl sink unit set into an expansive work surface, with cupboards and drawers below. A range of high-quality appliances are seamlessly integrated, including a concealed dishwasher and fridge freezer, as well as a Siemens double oven. A sleek four-ring hob with a cooker hood above is complemented by under-cupboard lighting, while a central kitchen island with a breakfast bar and additional drawers enhances both functionality and aesthetic appeal.

Flowing effortlessly from the kitchen is the generously proportioned living and dining room. This bright and airy space is illuminated by high-level windows that allow natural light to fill the room. A door from the living area leads to a private patio, providing a serene outdoor retreat where you can unwind or enjoy alfresco dining.

The inner hallway leads to the two spacious bedrooms, each thoughtfully designed to maximize comfort and style. The principal bedroom benefits from a luxurious ensuite bathroom, while the second bedroom is served by a separate modern shower room, both fitted to an exceptional standard.





Guide Price £200,000 to £220,000

#### LOCATION, LOCATION, LOCATION

Gresham House enjoys a prime location in the desirable Hartington Place, Eastbourne, offering a perfect balance of coastal charm and urban convenience. Situated just a few steps from Eastbourne's iconic seafront, residents can take advantage of the picturesque promenade, pebble beaches, and stunning coastal views. The property is also within walking distance of the vibrant town centre, which boasts an array of shops, cafes, restaurants, and entertainment options, including the popular Beacon Shopping Centre and Devonshire Park Theatre. For those commuting or exploring further afield, Eastbourne's mainline train station is close by, providing direct services to London, Brighton, and surrounding areas. The location is further enhanced by its proximity to green spaces, including the beautifully maintained parks and gardens, as well as the nearby South Downs National Park, ideal for hiking and outdoor pursuits. Combining the tranquillity of seaside living with the convenience of a well-connected town, Gresham House offers an exceptional lifestyle in one of Eastbourne's most sought-after locations.

#### Entrance Porch

9'03 x 4'04 (2.82m x 1.32m)

#### Kitchen/Breakfast Room

17'05 max x 11'05 (5.31m max x 3.48m)

#### Living Room/Dining Room

18'11 x 18'03 (5.77m x 5.56m)

#### Inner Hallway

#### Bedroom One

27'00 max x 8'03 (8.23m max x 2.51m)

#### Ensuite Bathroom

12'03 max x 5'06 (3.73m max x 1.68m)

#### Bedroom Two

18'09 max x 8'01 (5.72m max x 2.46m)

#### Shower Room

10'11 x 8'01 (3.33m x 2.46m)

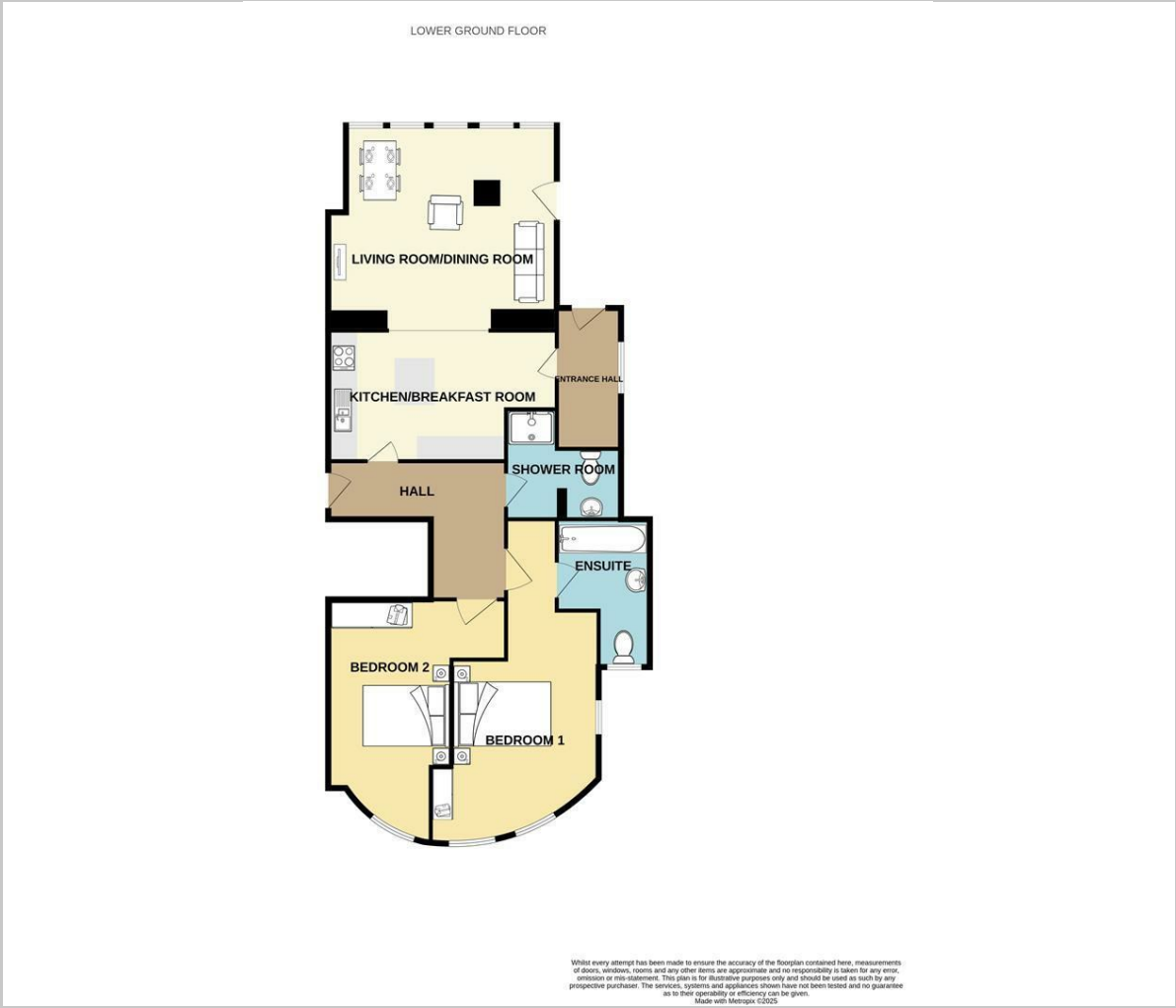
#### Outside

Externally, the property offers a charming private patio area, perfect for enjoying Eastbourne's fresh coastal air. The property's enviable location, just yards from the seafront and close to local amenities, further enhances its appeal. With its seamless blend of period features and contemporary design, Gresham House is a rare gem that offers a sophisticated yet practical lifestyle.

#### Lease Information

We have been advised that the property is share of freehold with approx 109 years remaining on the lease, service charge is £3183.14 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

