



Key Features

- ◆ Two-bedroom, two-bathroom apartment
- ◆ Just off Eastbourne seafront
- ◆ Stunning Grade II listed building
- ◆ Walking distance from town centre and train station
- ◆ Close to theatres
- ◆ EPC rating C

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Hartington Place, Eastbourne

£225,000



Northwood are delighted to welcome to market, CHAIN FREE, this beautiful two-bedroom, two-bathroom, lower-ground-floor apartment in a stunning, Grade II listed building just off Eastbourne's fabulous Victorian seafront.

Accommodation comprises: large lounge/diner, modern fitted kitchen with integrated appliances, two double bedrooms, shower room and en suite bathroom with shower over bath.

Further benefits include private parking space, gas central heating and private entrance.

Located just off Eastbourne's fabulous Victorian seafront, close to the theatre district and just a short walk from the town centre and mainline train station.





CURRENTLY TENANTED WITH STABLE, LONG-TERM TENANTS, THIS PROPERTY IS AVAILABLE AS AN INVESTMENT OR AS VACANT POSSESSION

Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/d867dc531d274692ae268efbd4eacf92/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band D: £2532

Lease: Shre of Freehold

Ground Rent: None

Service Charge: £1591.57 per half year

Exterior and Approach

Gresham House is a beautifully presented Grade II listed building just off Eastbourne's fabulous Victorian seafront, close to the theatre district and just a short walk from the town centre and mainline train station.

Stairs lead down to a small courtyard and the private front door

Entrance

2.18m x 1.11m (7'2" x 3'7")

Entrance vestibule, perfect for coats and shoes

Lounge/diner

5.71m x 4.64m (18'8" x 15'2")

Large living space with dark wood flooring, inset spotlights, radiator and period sash windows in a circular bay to front aspect





Kitchen

3.79m x 2.12m (12'5" x 7'0")

Modern fitted kitchen with dark wood flooring, inset spotlights and under-cabinet lighting, white worksurfaces over contrasting cabinets, built-in, eye-level, double oven, stainless steel cooker hood over black-glass, electric hob and integrated fridge-freezer, washing machine and dishwasher

Inner Hall

L-shaped inner hall, carpeted with inset spotlights, radiator, alcove storage and door to communal hallway

Shower Room

3.05m x 1.02m (10'0" x 3'4")

Modern shower room with sandstone-effect tiled walls, dark tiled floor, inset spotlights, heated towel rail and white suite comprising basin, floating WC and standalone shower cubicle

Bedroom Two

3.53m x 3.02m (11'7" x 9'11")

Double bedroom, carpeted with inset spotlights and uPVC double-glazed sash window to side aspect

Bedroom One

4.14m x 2.81m (13'7" x 9'2")

Good-sized double bedroom, carpeted with inset spotlights, airing cupboard, built-in wardrobe and chest of drawers, en suite and two uPVC double-glazed sash windows to side aspect

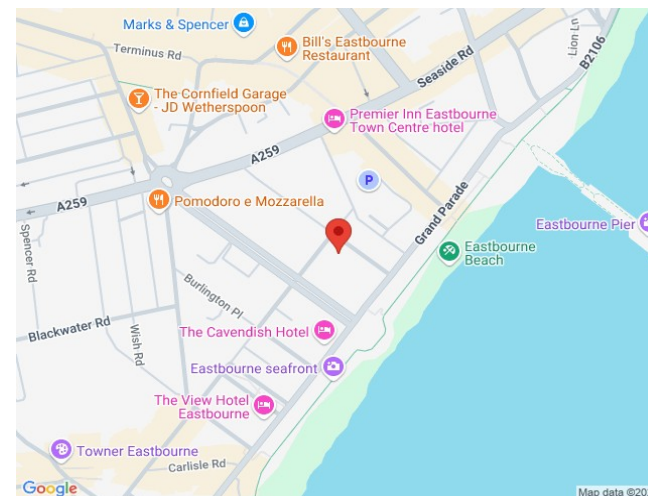
En Suite

2.76m x 1.8m (9'1" x 5'11")

Modern bathroom with sandstone-effect tiled walls, dark tiled floor, inset spotlights, heated towel rail and white suite comprising basin, WC and bath with shower over



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Local knowledge, national reach