



# TOWN FLATS



01323 416600

3 Henley House, 8 Devonshire Place,  
Eastbourne, BN21 4AF

Leasehold - Share of Freehold



3 Bedroom



1 Reception



1 Bathroom

# £399,950



A truly outstanding three bedroom mansion style apartment occupying the entire first floor of this elegant Victorian building, located just off Eastbourne's seafront.

The exceptionally spacious accommodation has been extensively refurbished by the current owners, who have incorporated a wide range of luxurious improvements and tasteful replication of the original features of the property. Of particular note are the 12' high ceilings in the sitting room which is flooded with natural light from the large sash windows. Large bedrooms, a new kitchen and new bathroom offer ample room for comfortable living for individuals, couples and families alike.

The property is enviably situated approximately 100 meters from Eastbourne's seafront promenade, with Beachy Head and miles of scenic countryside of the South Downs National Park just over a mile away to the west. The facilities of the town centre are very close by and include the Beacon shopping centre and mainline railway station with regular services to London Victoria and Gatwick.

Apartments of this size and quality are rarely available and an early appointment to view is strongly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

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## Main Features

- New Carpets Throughout And New Flooring In The Kitchen & Bathroom (2021)
- New Boiler (2021) - Most Recent Service February 2024
- New Kitchen (2021) With Integrated Appliances
- New Bathroom (2021) With Stone Resin Bath & Basin
- New Radiator Covers
- High End Light Fittings
- Communal Garden
- Quarterly Service Charge Of £750
- Lease Of 999 Years From 2006

## Entrance

Communal entrance with entry phone system and stairs to the first floor. Private entrance door to -

## Hallway

With covered radiator.

## Spacious Lounge/Dining Room

20'5 x 20'5 (6.22m x 6.22m )

Affording a delightful south westerly aspect, period fireplace surround, three covered radiators.

## Inner Hallway

With recess for large wardrobe unit, further deep built in store cupboard, three radiators, door to fire escape.

## Modern Luxury Fitted Kitchen

13'10 x 8'9 (4.22m x 2.67m )

## Bedroom 1

18'0" x 13'0 (5.49m x 3.96m )

With a view over the rear communal garden, covered radiator.

## Bedroom 2

14'9 x 14'4 (4.50m x 4.37m )

With views of the rear communal garden, covered radiator

## Bedroom 3

18'7 x 8'1 (5.66m x 2.46m )

Affording a double aspect, covered radiator.

## Luxury Bath/Shower Room/WC

Refitted with white stone resin equipment with brass fittings including deep standalone bath and washbasin set onto vanity unit, shower area with brass fittings and glass screen, low level wc, fully tiled walls and floor, radiator, window.

## Outside

There are attractively maintained lawned communal gardens at the rear of the building which are for the use and enjoyment of residents.

EPC = D

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: Awaiting confirmation**

**Maintenance: £750 per quarter**

**Lease: 999 years from 2006. We have been advised of the lease term, we have not seen the lease**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.