



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £240,000



## 2 Sussex House, Hartington Place, Eastbourne, BN21 3BH

A well presented two bedroom first floor apartment forming part of this popular development yards from the seafront and within comfortable walking distance of the town centre. Providing spacious and well proportioned accommodation the flat benefits from two double bedrooms, a spacious double aspect lounge with separate dining room and a wonderful enclosed sun room with bi-fold windows making it useable all year round. The kitchen has been refitted and the flat has underfloor heating. The bathroom has been modified. With a share of the freehold an internal inspection comes highly recommended.



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2 Sussex House,  
Hartington Place,  
Eastbourne, BN21 3BH

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Main Features

- Spacious & Well Presented Town Centre Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Dining Area
- Sun Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Underfloor Heating

Entrance

Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway

Airing cupboard housing hot water cylinder. Built-in cupboard. Wood effect flooring. Opening to -

Dining Area

10'8 x 7'9 (3.25m x 2.36m )  
Wood effect flooring. Door to kitchen. Opening to -

Lounge

19'3 x 11'8 (5.87m x 3.56m )  
Feature fireplace. Television point. Wood effect flooring. Double glazed window to side aspect and door to -

Sun Room

11'4 x 4' (3.45m x 1.22m)  
With wonderful bi-fold window making the room useable all year round.

Fitted Kitchen

12'9 x 6'11 (3.89m x 2.11m )  
Modern range of fitted white high gloss wall and base units with chrome handles. Polished stone worktop with inset ceramic sink unit and mixer tap. Built-in electric oven and hob with stainless steel splashback and extractor cooker hood. Integrated fridge, freezer, washing machine and dishwasher. Part tiled walls. Tiled floor. Extractor fan. Double glazed window to rear aspect.

Bedroom 1

12'4 x 9'2 (3.76m x 2.79m )  
Built-in double wardrobe with mirrored sliding doors. Double glazed window to rear aspect.

Bedroom 2

10'11 x 9'3 (3.33m x 2.82m )  
Built-in double wardrobe. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Tiled walls. Heated towel rail.

EPC = E

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: N/A**  
**Maintenance: £600 per quarter**  
**Lease: 999 years from 2003. 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.