



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold

Guide Price

£250,000 - £270,000



2 Bedroom



1 Reception



1 Bathroom



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

GUIDE PRICE £250,000 - £260,000

An extremely spacious two bedroom third floor apartment with an allocated parking space. Being sold CHAIN FREE the flat forms part of this popular purpose built development that's directly off Eastbourne seafront and within easy walking distance of the town centre and mainline railway station. Providing space and well proportioned accommodation the flat benefits from two double bedrooms, a refitted kitchen & shower room, double aspect lounge with door to the balcony and separate dining hallway. With a share of the freehold an internal inspection comes very highly recommended.



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info@townflats.com

11 Sussex House
Hartington Place
Eastbourne, BN21 3BH

Leasehold - Share of Freehold

£250,000

Main Features

- Extremely Spacious Town Centre Apartment
- 2 Bedrooms
- Third Floor
- Dining Hallway
- Double Aspect Lounge Leading To Sun Balcony
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Undercover Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway

Wall mounted electric heater. Range of built-in cupboards. Door to -

Dining Hallway

10'10 x 7'8 (3.30m x 2.34m)
With archway to lounge and kitchen.

Double Aspect Lounge

20'3 x 11'9 (6.17m x 3.58m)
Wall mounted electric fire. Coved ceiling. Television point. Wall mounted electric heater. Double glazed window to side aspect. Double glazed door to -

Front Aspect Sun Balcony

With glorious view towards the Holy Trinity Church.

Fitted Kitchen

12'6 x 6'9 (3.81m x 2.06m)
Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and eye level oven. Stainless steel splash back. Extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher. Part tiled walls. Tiled floor. Double glazed window.

Bedroom 1

13'1 x 9'4 (3.99m x 2.84m)
Built-in double wardrobe. Double glazed window to front aspect.

Bedroom 2

10'7 x 8'11 (3.23m x 2.72m)
Built-in double wardrobe. Double glazed window to front aspect.

Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Tiled floor. Extractor fan. Chrome heated towel rail.

Parking

The flat has an allocated undercover parking space to the rear.

EPC = C

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: £600 per quarter
Lease: 999 years from 1978. 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.