



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £300,000-£315,000



3 Bedroom



1 Reception



1 Bathroom



## 16b Hartfield Road, Eastbourne, BN21 2AR

\*\*\* GUIDE PRICE £300,000 to £315,000\*\*\*

An incredibly spacious CHAIN FREE 3 bedroom first floor apartment that forms part of this attractive residence that has been converted into only 2 units. Enviably situated in the Upperton area within easy walking distance of the town centre the apartment provides well proportioned and versatile accommodation. Benefits include 3 double bedrooms, a wonderful lounge/dining room, dining hallway, modern refitted kitchen and shower room. Further benefits include gas central heating, an allocated parking space and share of the freehold. Properties of this size are rarely available and an internal inspection comes very highly recommended.



[www.town-property.com](http://www.town-property.com)



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16b Hartfield Road,  
Eastbourne, BN21 2AR

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## Main Features

- Incredibly Spacious Split Level Upperton Apartment
- 3 Bedrooms
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Luxury Shower Room/WC
- Gas Central Heating
- Allocated Parking Space
- Share Of The Freehold
- CHAIN FREE

## Entrance

Communal entrance. Ground floor private entrance door with stairs to first floor landing.

## Split Level Dining Hallway

Stairs to large split level dining hall. Radiator. Corniced ceiling. Ceiling rose.

## Bay Windowed Lounge

17'5 x 14'5 (5.31m x 4.39m )

Radiator. Corniced ceiling. Bay window to front aspect.

## Fitted Kitchen

10'10 x 7'3 (3.30m x 2.21m )

Modern range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine. Integrated dishwasher. Part tiled walls. Tiled floor. Inset spotlights. Double glazed door to fire escape.

## Bedroom 1 Currently Used As 2nd Reception Room)

15'4 x 14'2 (4.67m x 4.32m )

Radiator. Corniced ceiling. 2 Sash windows to rear aspect.

## Bedroom 2

13'0 x 12'9 (3.96m x 3.89m )

Radiator. Corniced ceiling. Sash window to front aspect.

## Bedroom 3

10'11 x 10'8 (3.33m x 3.25m )

Radiator. Corniced ceiling. Fitted range of wardrobes. Sash window to front aspect.

## Modern Luxury Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Tiled floor. Range of fitted base units with solid wood worktop. Inset spotlights. Extractor fan. Chrome heated towel rail. Frosted window.

## Parking

The flat has an allocated parking space to the front.

**EPC = C**

**Council Tax Band = C**

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: 50% of costs as & when required**

**Lease: 999 years from 2019. 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.