

Penthouse,
7 Hardwick House,
6 Hardwick Road,
Eastbourne, BN21 4NY

Leasehold

£300,000



2 Bedroom 1 Reception 2 Bathroom

TOWN FLATS www.town-property.com info@townflats.com 01323 416600

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.



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Guide Price £300,000-£325,000

The showpiece of this striking restored Victorian Villa, the penthouse apartment offers a unique blend of style, space and exclusivity. Designed with a high end specification throughout, the property boasts an impressive open plan lounge and kitchen complete with sleek finishes and stone work surfaces. Both bedrooms benefit from direct access to a stunning private roof terrace, creating a seamless flow of indoor and outdoor living. Luxurious bathrooms with underfloor heating, gas central heating with a modern combi boiler, and double glazing ensure comfort matches the quality of design. The standout feature is the expansive roof terrace, perfectly positioned to enjoy superb rooftop views across Eastbourne. Residents will also benefit from the grandeur of the communal entrance, landscaped gardens, dedicated bicycle storage, and the peace of mind of a 10-year new build warranty. Situated on Hardwick Road in the desirable Devonshire Quarter, the penthouse is within easy reach of the seafront, The Beacon Shopping Centre, train station, and cultural venues including the Congress Theatre and International Tennis Centre. A rare opportunity to secure a premium home with unrivalled outside space in the heart of Eastbourne.

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Main Features

- Stunning Penthouse Apartment In A Striking Restored Victorian Villa
- Expansive Private Roof Terrace With Superb Rooftop Views Of Eastbourne
- Direct Terrace Access From Both Bedrooms & The Open Plan Lounge/Kitchen
- Sleek Contemporary Kitchen With Integrated Appliances & Stone Work Surfaces
- Two Double Bedrooms With Luxurious Bathrooms Featuring Underfloor Heating
- High End Specification Throughout With Modern Combi Boiler & Double Glazing
- Grand Communal Entrance & Beautifully Landscaped Gardens
- Dedicated Bicycle Storage & Convenient Bin Store
- Offered With A 10 Year New Build Warranty For Peace Of Mind
- Prime Devonshire Quarter Location Close To Seafront, Station, Shops & Theatres

Entrance
Steps leading to grand communal entrance. Stairs from communal hallway to 3rd floor private entrance door to -

Hallway
Entryphone handset. Radiator. Full width cupboard housing combi boiler.

Double Aspect Open Plan Lounge/Fitted Kitchen
24'3 x 12'0 (7.39m x 3.66m)
Radiator. Double glazed Velux window to front aspect.

Fitted Kitchen Area
Range of fitted wall and base units. Stone worktop with inset Butler sink and mixer tap. Inset induction hob and extractor cooker hood above. Integrated 'Eye' level electric oven. Integrated fridge/freezer, dishwasher, washer/dryer and wine cooler. Breakfast bar. Double glazed window and double glazed double doors to -

Private Roof Terrace
Private full width rood terrace to the rear of the building with composite decking and glass balustrade.

Bedroom 1
19'2 x 7'11 (5.84m x 2.41m)
Radiator. Wall lights. Double glazed door to roof terrace. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Shaver point. Heated towel rail. Underfloor heating.

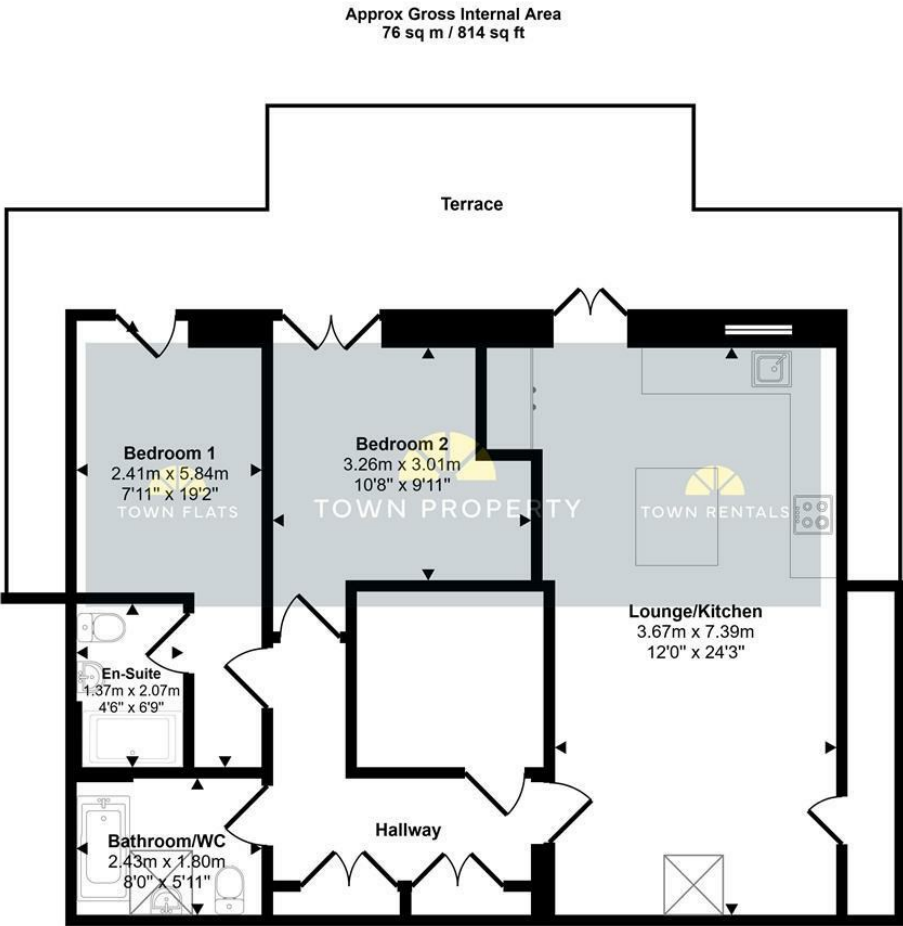
Bedroom 2
10'8 x 9'11 (3.25m x 3.02m)
Radiator. Wall lights. Double glazed double doors to roof terrace.

Modern Bathroom/WC
Suite comprising panelled bath with wall mounted shower and shower screen. Low level WC. Wash hand basin with mixer tap. Extractor fan. Shaver point. Heated towel rail. Underfloor heating. Double glazed Velux window.

Outside
There is a landscaped communal garden and dedicated bike storage area.

EPC = C

Council Tax Band = TBA



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £2033.39 per annum
Lease: New 125 year lease term. We have not seen the new lease