



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£340,000



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

A stunning two bedroom first floor apartment with integral garage to the front. Forming part of this popular development directly off Eastbourne seafront and within easy walking distance of the town centre the flat has undergone significant improvement by the current vendors. Being sold CHAIN FREE the flat benefits from two double bedrooms, a luxury refitted kitchen and shower room/WC, double aspect lounge with door to balcony and a further dining room. The garage has an electric rolled shutter door and a storage cupboards. The flat is being sold with a share of the freehold and an internal inspection comes very highly recommended.



www.town-property.com



info@townflats.com

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

Leasehold - Share of Freehold

£340,000

Main Features

- Stunning Town Centre Apartment
- 2 Bedrooms
- First Floor
- Double Aspect Lounge
- Sun Balcony
- Dining Area
- Modern Fitted Kitchen
- Luxury Modern Shower Room/WC
- Double Glazing
- Integral Garage

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

Hallway
Entryphone handset. Range of built-in cupboards. Wood effect flooring.

Dining Area
10'11 x 7'7 (3.33m x 2.31m)
Electric radiator and storage heater. Coved ceiling. Opening to -

Double Aspect Lounge
19'9 x 11'5 (6.02m x 3.48m)
Two electric radiators. Television point. Coved ceiling. Fitted range of cupboards, bookshelves and shelving. Double glazed window to side aspect. Double glazed window and door to -

Balcony
With tiled floor and glass balustrade providing views to the front.

Fitted Kitchen
13'2 x 7'2 (4.01m x 2.18m)
Modern range of fitted high gloss wall and base units. Worktop with inset contemporary style one and a half bowl single drainer sink unit and mixer tap. Built-in electric hob with contemporary style extractor cooker hood. Built-in eye level microwave and electric oven. Plumbing and space for washing machine. Space for upright fridge/freezer. Integrated dishwasher. Double glazed window to front aspect.

Bedroom 1
13'0 x 9'5 (3.96m x 2.87m)
Electric radiator. Coved ceiling. Built-in wardrobe with sliding mirrored doors. Double glazed window to front aspect.

Bedroom 2
10'5 x 8'8 (3.18m x 2.64m)
Electric radiator. Coved ceiling. Wood effect flooring. Built-in wardrobe with sliding mirrored doors. Double glazed window to front aspect.

Luxury Modern Shower Room/WC
Luxury refitted white suite comprising of shower cubicle. Low level WC. Vanity unit with inset wash hand basin with chrome mixer tap and drawers under. Chrome heated towel rail. Marble effect panelled walls. Extractor fan.

Garage
20'2 x 11'9 (6.15m x 3.58m)
The flat has an integral garage with an electric roller shutter door to the front of the block.

Other Details
There are also 2 secure private storage cupboards located on the basement.

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: N/A
Maintenance: £600 per quarter which includes water rates
Lease: 999 years from 2003. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 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.