



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£189,950



7 Gannet House, Hartington Place, Eastbourne, BN21 3BL

A 2 bedroom first floor apartment forming part of this popular development yards from Eastbourne seafront and with sea views from the sun balcony. Benefits include security entryphone system, double aspect lounge with patio doors to balcony, fitted kitchen and bathroom/WC. Bedroom 1 is a very sizeable double bedroom and the 2nd bedroom has the doors removed turning it into a dining room but could easily be reverted back to a bedroom. Eastbourne town centre and theatres are within comfortable walking distance. An internal inspection comes highly recommended.



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info@townflats.com

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Hartington Place,
Eastbourne, BN21 3BL

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Main Features

- West Town Centre 2
Bedroom 1st Floor
Apartment
- Double Aspect Lounge With
Patio Doors To Balcony
- Sea Views From The Private
Sun Balcony
- Fitted Kitchen & Modern
Bathroom/WC
- Very Spacious Main Double
Bedroom
- Second Bedroom Currently
Used As A Dining Room
- Security Entryphone System
- Popular Development Just
Yards From Eastbourne
Seafront
- Comfortable Walking
Distance To Eastbourne
Town Centre & Theatres

Entrance

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

Hallway

Electric radiator. Coved ceiling. Entryphone handset. Range of built-in cupboards. Airing cupboard housing hot water cylinder.

Double Aspect Lounge

12'3 x 12'2 (3.73m x 3.71m)

Electric heater. Coved ceiling. Television point. Double glazed window to side aspect. Patio doors to -

Sun Balcony

With wonderful views towards the sea.

Fitted Kitchen

9'1 x 7'3 (2.77m x 2.21m)

Range of fitted white wall and base units. Worktop with inset ceramic sink unit with mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Plumbing and space for washing machine. Tiled walls and floor. Coved ceiling. Double glazed window.

Bedroom 1

16'6 x 12'8 (5.03m x 3.86m)

Electric heater. Coved ceiling. Double glazed window.

Bedroom 2 (Currently Used As The Dining Room)

9'1 x 6'8 (2.77m x 2.03m)

Coved ceiling. Double glazed window.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and glass shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls and floor. Chrome heated towel rail.

EPC = D

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: £3450 per annum which includes water, building insurance & sinking fund contribution

Lease: 85 years remaining. 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.