



Flat 5, Gresham House, Hartington Place, Eastbourne, BN21 3BS

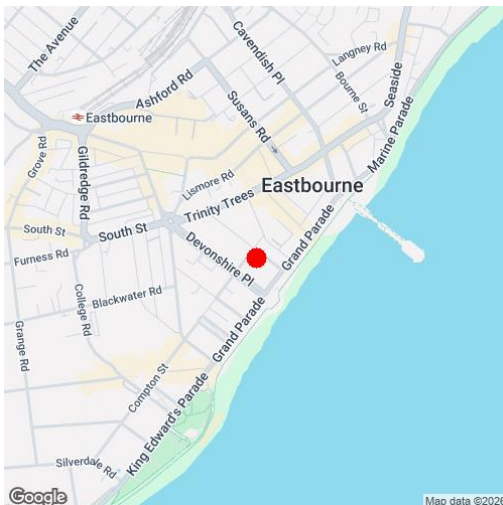
Price £460,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A stunning three bedroom second floor apartment boasting two balconies located in this attractive Grade II listed building adjacent to Eastbourne's picturesque seafront with angled views of the sea. This delightful property is presented to an exceptional standard and boasts bright and spacious accommodation comprising communal entrance, private lift access which opens to a private entrance hall, large sitting/dining room with opening to a modern and well appointed kitchen/ breakfast room with a comprehensive range of wall and base units together with a centre island with breakfast bar. There are three excellent size bedrooms with the main bedroom enjoying access to a balcony and benefitting from a contemporary en-suite shower room/wc plus dressing area. The second bedroom also has access to a balcony. Located off the inner hall is a beautiful bathroom/wc with free standing bath as well as wash hand basin and low level wc. There is also a useful utility cupboard. The property is located just off Eastbourne seafront and the town centre and mainline train station are also within easy reach. The property is offered to the market chain free and an internal viewing is highly recommended.





At a Glance:

- Stunning three bedroom apartment
- Adjacent to Eastbourne seafront with views to the sea
- Exceptionally well presented throughout
- Large sitting/dining room
- Kitchen/breakfast room
- En-suite shower room plus dressing area
- Lovely main bathroom
- Two balconies
- Chain free
- Private lift access directly into the apartment

Accommodation:

COMMUNAL FRONT DOOR

LIFT WITH PRIVATE ACCESS INTO THE FLAT

PRIVATE ENTRANCE HALL

SITTING ROOM

19'7" (5.97m) x 19'0" (5.79m)

KITCHEN / BREAKFAST ROOM

17'10" (5.44m) x 14'2" (4.32m)

UTILITY CUPBOARD

BEDROOM 1

15'0" (4.57m) x 11'10" (3.61m)

ACCESS TO BALCONY 1

DRESSING AREA

EN-SUITE SHOWER ROOM

BEDROOM 2

10'11" (3.33m) x 10'9" (3.28m)

ACCESS TO BALCONY 2

BEDROOM 3

15'0" (4.57m) x 6'10" (2.08m)

BATHROOM

LEASE:

125 years from 1 January 2009

MAINTENANCE:

approximately £4,000 per annum, paid half yearly

GROUND RENT:

n/a

PETS:

no pets without permission from the freeholders

LETTING:

yes, but no short term holiday letting

COUNCIL TAX:

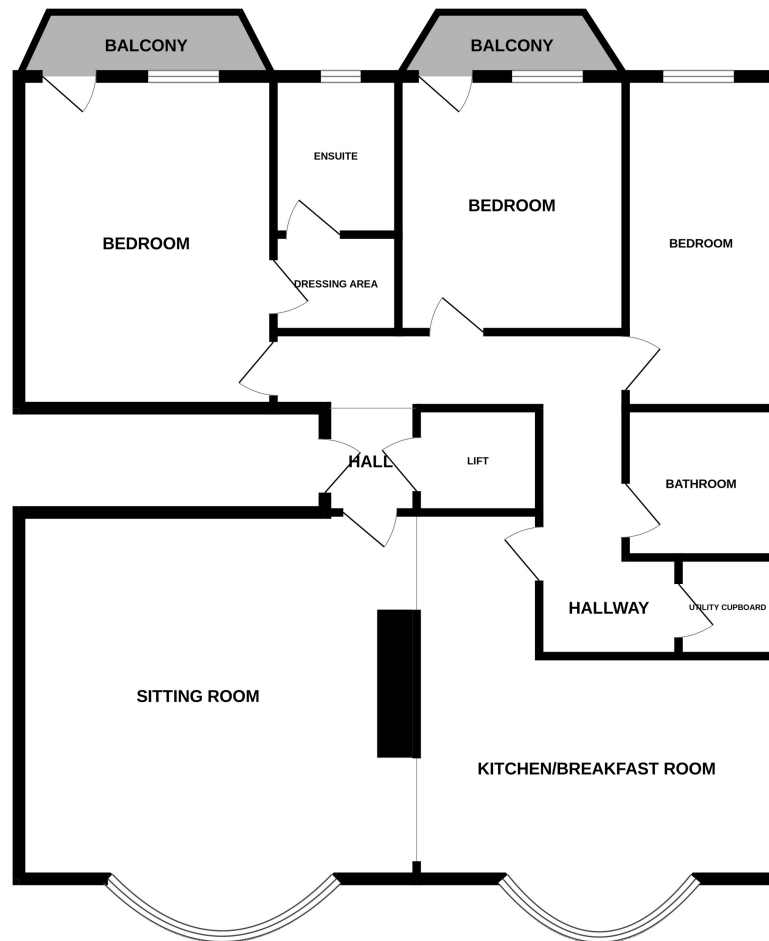
Band 'F'

EPC:

'B'

(All details concerning the terms of the Lease & outgoings are subject to verification)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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