



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price £250,000 - £270,000



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

*** GUIDE PRICE £250,000 - £270,000 ***

An immaculately presented two bedroom first floor apartment with share of freehold forming part of this highly sought after development directly off Eastbourne seafront. Offering bright, spacious and well proportioned accommodation throughout, the apartment benefits from two double bedrooms, a refitted shower room/WC, fitted kitchen, generous lounge leading onto a balcony, separate dining area and underfloor heating throughout. Eastbourne town centre, mainline railway station, theatres, restaurants and a wide range of amenities are all within comfortable walking distance. An internal inspection is highly recommended to fully appreciate the quality and space on offer.

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

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Main Features

- Spacious & Well Presented Town Centre Apartment
- 2 Bedrooms
- First Floor
- Dining Area
- Kitchen
- Lounge Leading To Balcony
- Shower Room/WC
- Double Glazing Throughout & Underfloor Heating
- Close to Town Centre, Transport Links & The Seafront

Entrance

Communal entry with security entry phone system. Lift and stairs to first floor. Front door to-

Hallway

Four cupboards. Entry phone system.

Bedroom 1

13'1 x 9'1 (3.99m x 2.77m)

Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

11'1 x 9'0 (3.38m x 2.74m)

Built in wardrobe. Double glazed window.

Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC with concealed cistern. Pedestal wash hand basin. Extractor fan. Heated towel rail. Shaver point. Part tiled walls.

Dining Area

10'9 x 7'10 (3.28m x 2.39m)

Opening to lounge and -

Kitchen

12'8 x 6'9 (3.86m x 2.06m)

Range of wall and base units, surrounding worktop with inset single drainer sink unit. Electric hob with double oven under and extractor over. Space and plumbing for appliances. Part tiled walls. Double glazed window.

Lounge

19'8 x 11'3 (5.99m x 3.43m)

Feature fireplace. Double glazed window and double glazed door to balcony.

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: £2900 per annum. £725 paid quarterly.

Lease: 999 years from 2003. 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.