



OAKFIELD



Hartington Place, Eastbourne, BN21 3BH

Price Guide £270,000



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PRICE GUIDE: £270,000 - £280,000

An exceptional opportunity to acquire this beautifully refurbished two double bedroom apartment, enviably positioned within the highly sought-after Hartington Place area of Eastbourne. Having been comprehensively renovated by the current owners, the property offers stylish and contemporary accommodation throughout and is presented to an immaculate standard, making it ready for immediate occupation.

Upon entering, you are welcomed by a spacious entrance hall benefitting from ample built-in storage, providing practical solutions for everyday living. The apartment features two generously sized double bedrooms, both with integral fitted wardrobes, alongside a modern shower room finished to a high standard.

The heart of the home is the impressive living and dining area, offering a bright and inviting space for both relaxing and entertaining. Adjacent is the beautifully presented kitchen, fitted with a range of modern units and integrated appliances, creating a stylish yet functional environment. From the living room, there is direct access to a private balcony, providing the perfect space to enjoy the surrounding outlook.

A particular feature of the property is the sizeable garage, which benefits from power and a dedicated workstation, making it ideal for secure parking, storage, hobbies or workshop use.

Sussex House is ideally located within the desirable Hartington Place, just a short walk from Eastbourne town centre, with its wide range of shops, cafés, restaurants and amenities. Excellent transport links, including the mainline railway station, are also easily accessible, while Eastbourne's renowned theatres can be reached in approximately seven minutes.

Combining beautifully presented accommodation, generous storage, a private balcony, substantial garage and a prime central location, this superb apartment represents an outstanding opportunity for a wide range of purchasers. Viewing is highly recommended.





Living Room

19'9" x 11'5" (6.02 x 3.48)

Dining Room

10'11" x 7'6" (3.34 x 2.30)

Kitchen

13'2" x 7'2" (4.02 x 2.19)

Balcony

11'1" x 3'11" (3.39 x 1.20)

Bedroom One

12'11" x 9'5" (3.96 x 2.88)

Bathroom

7'2" x 5'10" (2.20 x 1.78)

Bedroom Two

10'5" x 8'8" (3.18 x 2.65)

Council Tax Band D - £2,654.28 Per Annum

Lease Information

The seller advises that the property is offered with a share of freehold and has approximately 980 years remaining on the lease. The service charge is approximately £2,600.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



The floor plan shows a 3-bedroom house with the following rooms and dimensions:

- BEDROOM ONE:** 13'0" x 9'5" (3.96m x 2.88m)
- BEDROOM TWO:** 10'5" x 8'8" (3.18m x 2.65m)
- BEDROOM THREE:** 10'5" x 8'8" (3.18m x 2.65m)
- BATHROOM:** 7'3" x 5'10" (2.20m x 1.78m)
- LOUNGE:** 19'9" x 11'5" (6.02m x 3.48m)
- DINING ROOM:** 10'11" x 7'7" (3.34m x 2.30m)
- KITCHEN:** 13'2" x 7'2" (4.02m x 2.19m)
- BALCONY:** 11'1" x 3'11" (3.39m x 1.20m)
- HALLWAY:** Central hallway connecting the rooms.
- WARDROBE:** Two wardrobes, one in Bedroom One and one in Bedroom Two.
- STORAGE:** Two storage areas, one in the hallway and one in the kitchen.

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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Please contact us on 01323 723 500
if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		66	82
England & Wales		EU Directive 2002/91/EC	