

13 Hartfield Road
Eastbourne, BN21 2AP

£310,000



13 Hartfield Road

Eastbourne, BN21 2AP

Phil Hall Estate Agents brings to the market this truly stunning and exceptionally spacious three-bedroom top floor apartment, forming part of an elegant period conversion in the highly sought-after Upperton area of Eastbourne. Occupying the entire top floor of this attractive detached residence, the property offers an abundance of character and charm, complemented by generous room proportions, high ceilings, excellent natural light and the rare advantage of both a private south-facing balcony and beautifully maintained private garden.

Upon entering the property, a magnificent split staircase rises to the apartment, accompanied by a striking leaded light window that floods the space with natural light and creates a wonderful sense of grandeur. The apartment itself opens into a delightful and welcoming dining hall, positioned at the heart of the home and enhanced by a feature skylight above. This versatile space provides an ideal area for formal dining and offers access to all principal rooms.

The elegant sitting room is undoubtedly one of the property's standout features. Enjoying impressive proportions and high ceilings synonymous with period homes, the room provides ample space for both comfortable seating and dining areas, making it ideal for entertaining guests or relaxing with family. Large doors open directly onto the private south-facing balcony, creating a seamless connection between indoor and outdoor living. From here, attractive views can be enjoyed over the public gardens opposite, while the sunny aspect ensures the balcony is the perfect place to enjoy a morning coffee or evening drink.

The spacious L-shaped kitchen has been thoughtfully designed to offer both practicality and versatility. Fitted with an extensive range of wall-mounted and matching base units with complementary work surfaces, the kitchen provides excellent storage and preparation space, and there is ample room for a range of freestanding appliances and dining room table.





The apartment offers three well-proportioned bedrooms, all providing flexible accommodation to suit a variety of lifestyles and requirements. The impressive principal bedroom enjoys a front-facing aspect and benefits from a comprehensive range of built-in wardrobes, providing excellent storage. This spacious room is further enhanced by a modern ensuite shower room fitted with a stylish three-piece white suite. The two remaining bedrooms are both generous in size and could equally serve as guest bedrooms, children's rooms, home offices or hobby rooms.

Completing the accommodation is a beautifully presented family bathroom, fitted with a modern white suite comprising a panel-enclosed bath, low-level WC and wash hand basin, all finished to a high standard.

Private Entrance Hall

Living Room
18'10 x 16'08 (5.74m x 5.08m)

Dining Hall
18'01 x 12'00 (5.51m x 3.66m)

Kitchen/Breakfast Room
15'09 max x 15'05 max (4.80m max x 4.70m max)

Bedroom One
16'07 x 12'00 (5.05m x 3.66m)

Ensuite Shower Room
12'08 x 6'01 (3.86m x 1.85m)

Bedroom Two
12'10 x 12'08 (3.91m x 3.86m)

Bedroom Three
17'01 x 6'08 (5.21m x 2.03m)

Bathroom
13'00 x 5'05 (3.96m x 1.65m)

Outside

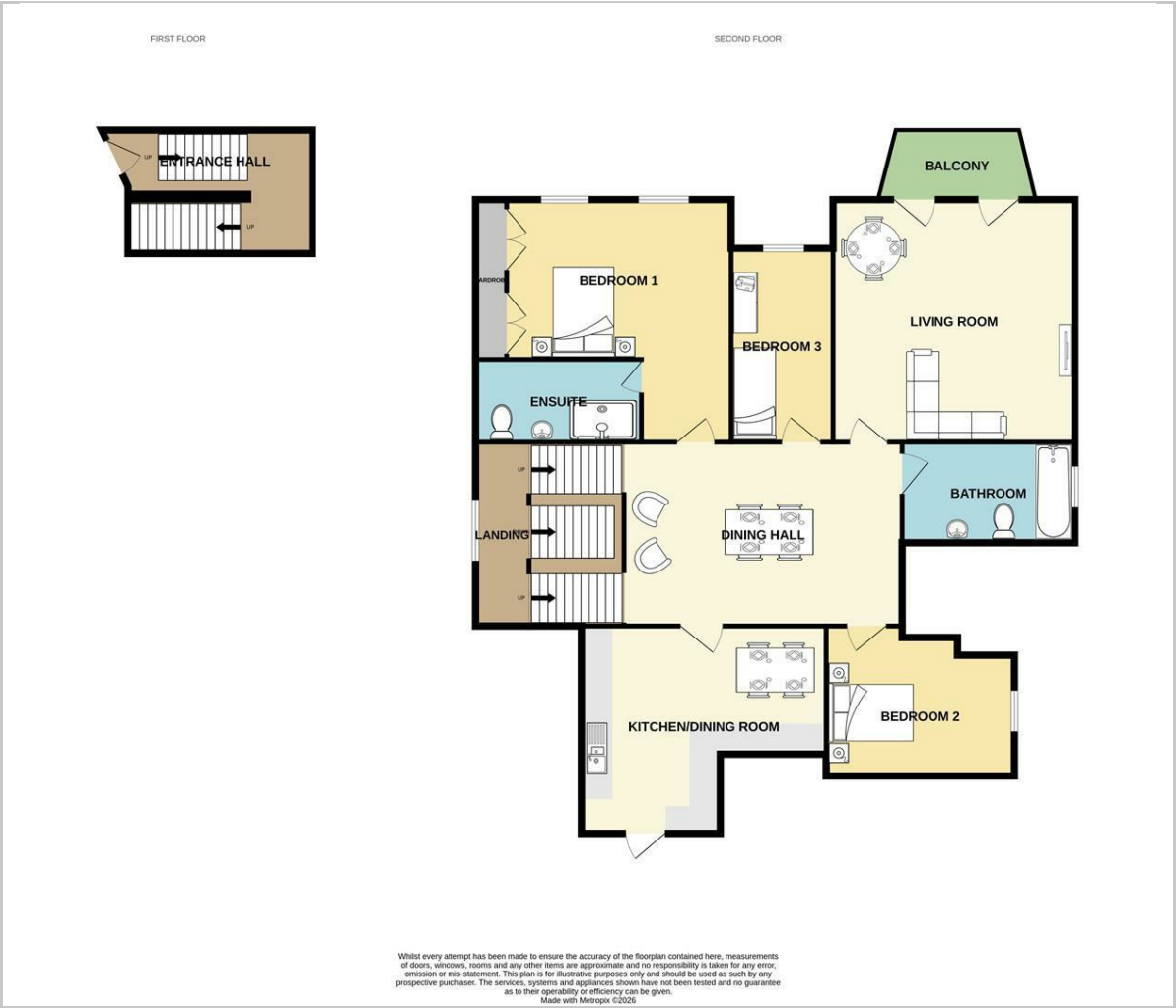
Outside, the property continues to impress with its wonderful private garden, a feature seldom found with apartments of this nature. Enjoying a sunny aspect, the garden is predominantly laid to lawn and is surrounded by mature, well-stocked borders bursting with colour and seasonal interest. There are established planting areas, vegetable beds for those with a passion for gardening, and a useful garden shed providing additional storage. The garden offers an idyllic setting for outdoor entertaining, al fresco dining, or simply enjoying the peace and tranquillity of this highly desirable residential location.

Lease Information

We have been advised that the property is share of freehold and there is approx 900 plus years remaining on the lease, the service charge is £1440 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



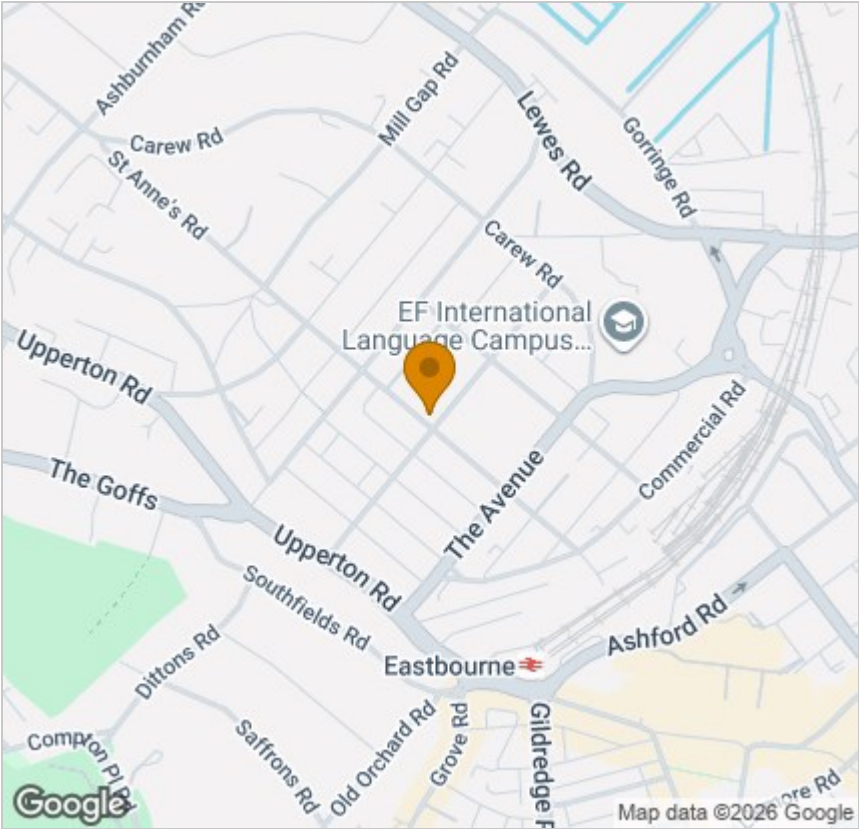
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

