



BROOK GAMBLE



Hartington Mansions Hartington Place, Eastbourne, BN21 3BJ

£1,600 Per Calendar Month

* PLEASE EMAIL US FROM THE CONTACT AGENT BOX ON THIS PORTAL * Brook Gamble are delighted to offer this incredible four bedroom PENTHOUSE mansion apartment located in the heart of the town centre, just one road off Eastbourne Seafront, offering sea views from its balconies and stunning hilltop views of the South Downs National Park from the rear of the property. With a spacious lounge with balcony, character features throughout, main bedroom with balcony a wonderful sized kitchen with some of the appliances included, gas centrally heated, and vacant with occupation available from September 20th. This stunning apartment in one of Eastbourne's premier locations would suit a host of tenants. Any tenants that are interested in the property must generate an income of £48,000 in order to be able to pass the referencing process.

Accommodation Comprising

Communal entrance

Security entry phone
Lift or stairs to 4th floor

Main entrance door
Hallway, radiator, storage /linen cupboard, cloaks cupboard with hanging rail and shelving above a d cupboards above.

Lounge
Feature fire surround with tiled hearth, radiator, corniced ceiling, door leading to balcony

Balcony
With views towards the seafront and sea views.

Main bedroom
With feature fire surround, corniced ceiling, picture rail, door leading onto sun balcony

Balcony
With view towards the seafront and sea views.

Bedroom two
With feature fire surround, radiator, corniced ceiling, picture rail, Window with far each views to a Westerly aspect towards the south Downs National Park.

Bedroom three
Feature fire surround with tiled hearth, radiator. Window to rear aspect.

Bathroom
Comprising White suite, bath with mixer taps, wall mounted electric shower, tiled splashback, wash hand base and vanity unit with mixer tap, low-level WC, radiator. Windows to side aspect.

Separate cloakroom
Low-level WC, double glaze window to side aspect

Bedroom four
Radiator, window to rear to a West of the aspect with fire reaching views towards the south Downs National Park.

Kitchen
Fitted in a range of wall and floor cupboards and base units, single bowl, sink unit and mixer tap, complementary worksurface, inset for ringing gas hob with extra extractor hood above and electric oven beneath. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Space for upright fridge freezer, wall mounted gas central heating boiler. Window to rear aspect with far each views towards the south Downs National Park.

Security Deposits

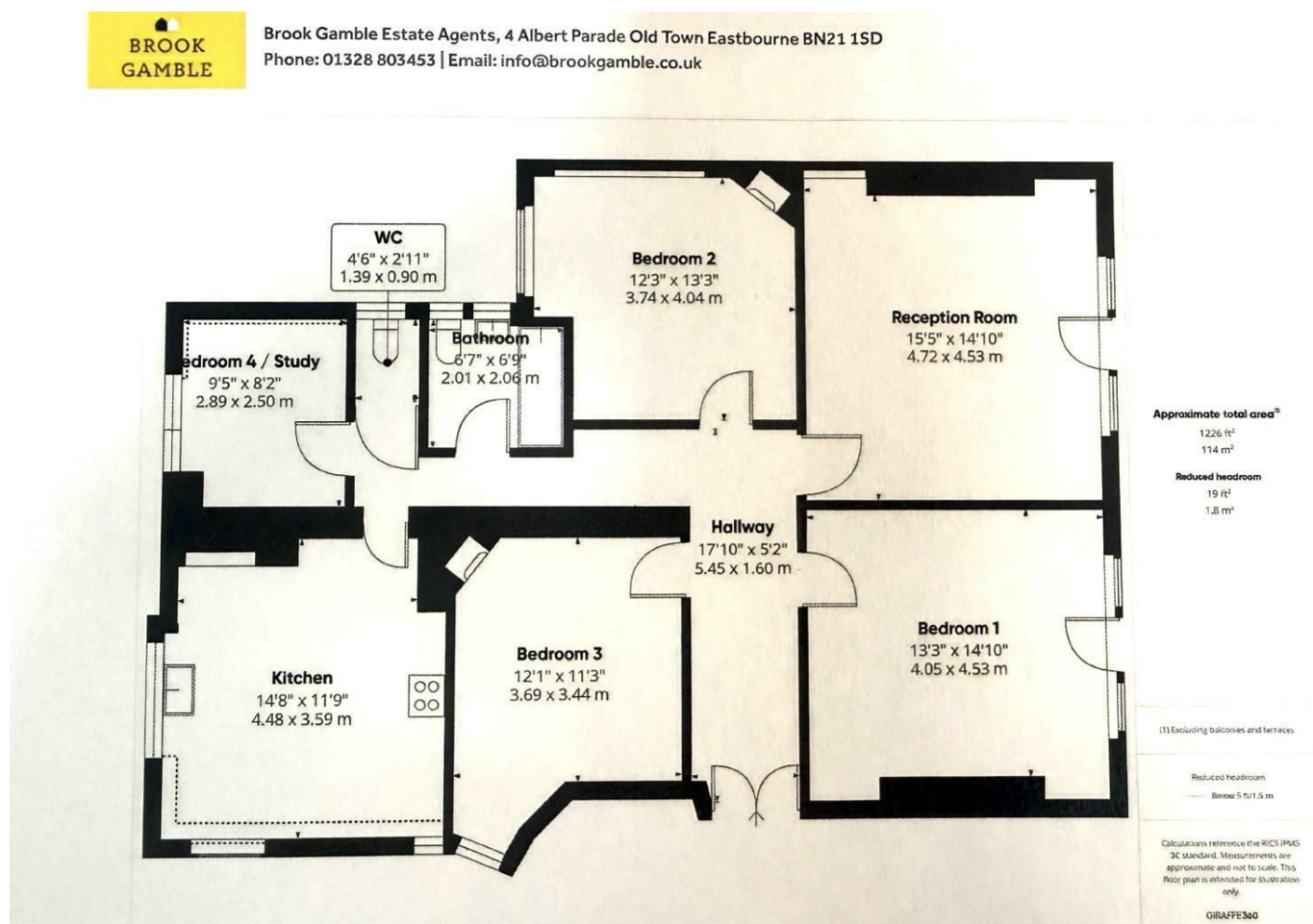
Holding fee = £369.23

Security Deposit = £1846.15

Council Tax Band D

Any tenants that are interested in the property must generate an income of £51,000 in order to be able to pass the referencing process.

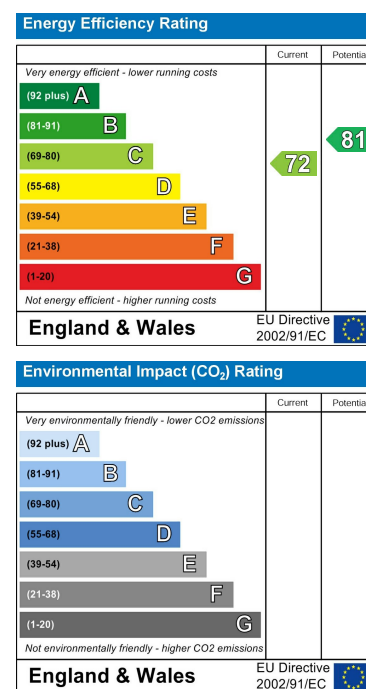
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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