



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

**Guide Price**  
**£220,000-£230,000**

2 Bedroom 2 Reception 1 Bathroom



## 9 Sussex House, Hartington Place, Eastbourne, BN21 3BH

\*\*\*GUIDE PRICE £220,000-£230,000\*\*\*

Offered chain free, this inviting two bedroom apartment captures the essence of relaxed coastal living, perfectly positioned just moments from the seafront and a short stroll from the town centre's cafés, shops and marina walks. Set within a well kept purpose built development, the apartment offers light filled, spacious interiors with an open plan living and dining area, a fully fitted kitchen and a contemporary shower room. Step out onto the west facing balcony to enjoy peaceful sea breezes and golden evening sunsets, an ideal spot to unwind or entertain. Designed for comfort and ease, the property benefits from lift access, two generous double bedrooms and the added appeal of a share of freehold with a long lease. Perfect for those seeking a stylish seaside retreat, holiday home or low maintenance downsize, this delightful apartment combines modern convenience with the charm and serenity of coastal life.

### **Main Features**

- Spacious Town Centre Apartment
- Two Double Bedrooms
- Second Floor
- Lounge
- Dining Room
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Close to Seafront
- CHAIN FREE

### **Entrance**

Communal entrance with security entry phone system. Lift and stairs to the second floor. Private entrance door to-

### **Hallway**

Entry phone system. Three cupboards. Electric radiator.

### **Lounge**

20'3 x 11'3 (6.17m x 3.43m )

Electric radiator. Double glazed window to rear aspect. Double glazed door to balcony.

### **Dining Room**

10'10 x 7'10 (3.30m x 2.39m )

### **Fitted Kitchen**

13'3 x 7'1 (4.04m x 2.16m )

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker and upright fridge freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Double glazed window to rear aspect.

### **Bedroom 1**

13'0 x 9'2 (3.96m x 2.79m )

Built in wardrobe. Double glazed window to rear aspect.

### **Bedroom 2**

10'10 x 9'3 (3.30m x 2.82m )

Built in wardrobe. Double glazed window to rear aspect.

### **Modern Shower Room/WC**

Walk in shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan.

**EPC = D**

**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: £660 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.