



Hartington Mansions Hartington Place, Eastbourne BN21 3BJ

fox & sons

welcome to

Hartington Mansions Hartington Place, Eastbourne

A four bedroom, fourth floor PENTHOUSE apartment situated in this period purpose built block. Retaining character and charm this property is one to be seen to be appreciated! Offering modern, light and spacious accommodation throughout, a share in the freehold, two bathrooms and two balconies.



Communal Entrance

Stairs and lift to all floors.

Entrance Hall

Entry phone system. Radiator.

Lounge

17' 6" max x 15' 3" (5.33m max x 4.65m)

Double glazed door leading to the balcony. Radiator. Window to the side aspect. Double glazed window to the front aspect.

Kitchen

15' 9" into recess x 13' 2" into recess (4.80m into recess x 4.01m into recess)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven and gas hob. Space for fridge / freezer. Space and plumbing for dish washer. Radiator. Double glazed window to the rear and side aspect.

Utility Room

Space and plumbing for washing machine. Double glazed window to the side aspect. Boiler.

Bedroom 1

15' into recess x 14' 10" (4.57m into recess x 4.52m)

Radiator. Double glazed window to the front aspect. Double glazed door leading to the balcony. Fire place.

Bedroom 2

13' 10" max x 12' max (4.22m max x 3.66m max)

Double glazed window to the side aspect. Radiator. Fire place.

Bedroom 3

10' 5" max x 10' 2" max (3.17m max x 3.10m max)

Fire place. Double glazed window to the side aspect. Radiator.

Bedroom 4

10' 5" into recess x 11' 3" (3.17m into recess x 3.43m)

Double glazed window to the side aspect. Radiator.

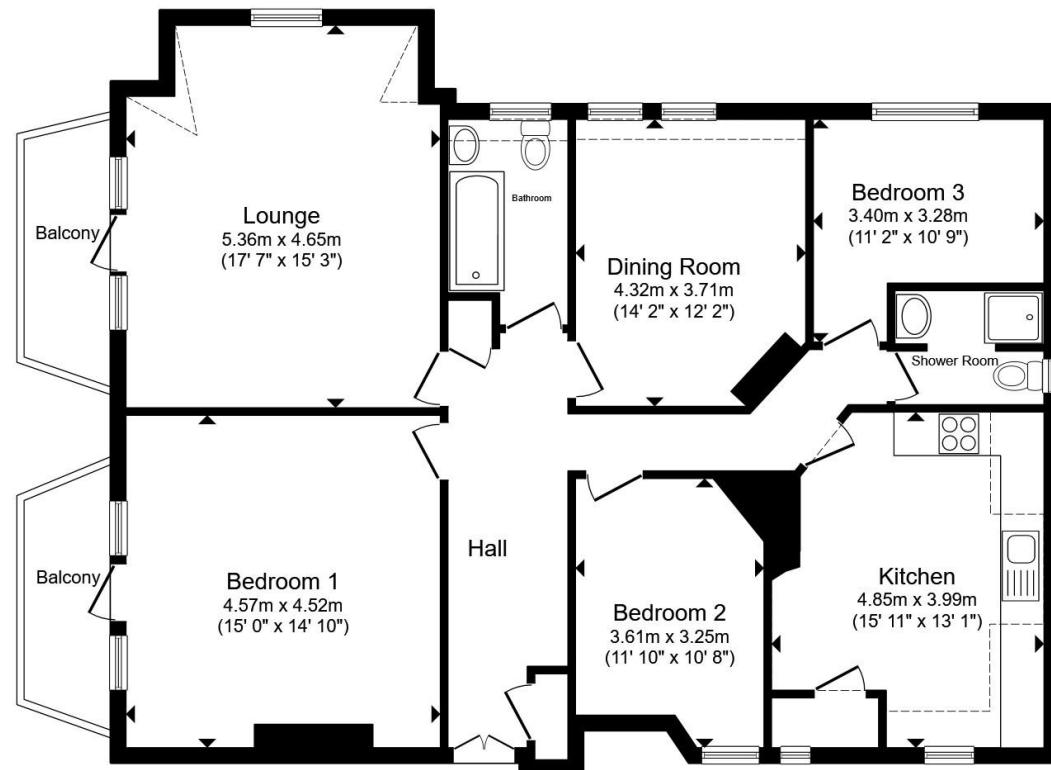
Bathroom

Comprising a roll top free standing bath with mixer taps. Low level W.C. Wash hand basin. Radiator. Double glazed window to the side aspect.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

Private Lock Up Store Room



Total floor area 113.9 m² (1,226 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- ***GUIDE PRICE £415,000 - £425,000***
- STUNNING PURPOSE BUILT PERIOD PENTHOUSE APARTMENT
- SHARE OF FREEHOLD
- TWO BALCONIES
- SUBSTANTIALLY IMPROVED BY THE CURRENT VENDORS

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 5531.52

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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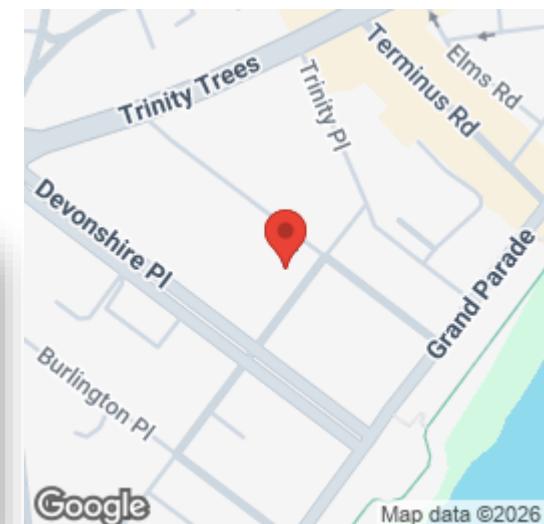
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Property Ref:
EBN120594 - 0006

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Please note the marker reflects the postcode not the actual property



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