



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £225,000



## Flat 2, 7 Hartfield Road, Eastbourne, BN21 2AP

An extremely spacious two bedroom first floor converted apartment forming part of this attractive detached residence. Enviably situated in Upperton the flat benefits from two double bedrooms, a stunning bay windowed lounge/dining room and a refitted kitchen and bathroom with a roll top bath and separate shower cubicle. The flat retains many character features with wonderful door mouldings, stripped floors and cornicing. Located opposite wonderful gardens the flat is within comfortable walking distance of Eastbourne's Town Centre and mainline railway station. Being sold chain free an internal inspection come highly recommended.

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Eastbourne, BN21 2AP

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## Main Features

- Converted Upperton Apartment
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- Modern Bath/Shower Room
- Double Glazing
- Gas Central Heating
- Character Features
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

## Split Level Hallway

Radiator. Large built-in cupboard.

## Bay Windowed Lounge/Dining Room

21'6 x 15'10 (6.55m x 4.83m)

Two radiators. Picture rail. Corniced ceiling. Feature fireplace with tiled surround & hearth. Stripped floorboards. Double glazed bay window with glorious views over Hartfield Square gardens.

## Fitted Kitchen

12'6 x 10'0 (3.81m x 3.05m)

Modern range of fitted wall and base units. Solid wood worktops with inset ceramic one and a half bowl sink with mixer tap. Built-in gas hob and electric oven with extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine and dishwasher. Cupboard housing gas boiler. Corniced ceiling. Radiator. Oak flooring. Double glazed window to side aspect.

## Bedroom 1

12'10 x 11'5 (3.91m x 3.48m)

Feature fireplace. Picture rail. Corniced ceiling. Double glazed window to side aspect.

## Bedroom 2

8'11 x 7'11 (2.72m x 2.41m)

Radiator. Loft access (not inspected). Double glazed window to rear aspect.

## Modern Bath/Shower Room

Modern white suite comprising roll top bath with mixer tap and handheld shower attachment. Corner shower cubicle. Pedestal wash hand basin. Low level WC. Tiled floor. Part tiled walls. Radiator. Three double glazed windows.

EPC = D

COUNCIL TAX BAND = B

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: £150 per month.**

**Lease: 999 years from 1982. 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.