TOWN FLATS

01323 416600

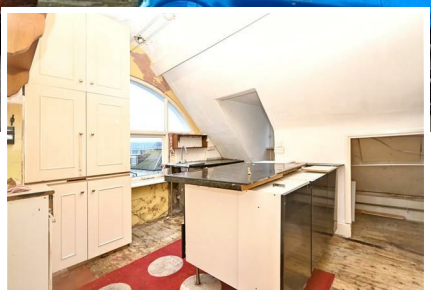
Leasehold - Share of Freehold

5 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£230,000 - £240,000









19 Hartington Mansions, Hartington Place, Eastbourne, BN21 3BJ

Guide Price *** £230,000 to £240,000***
An incredibly spacious 5 bedroom mansion flat situated on the top floor of this attractive and imposing residence. Enviably situated yards from Eastbourne's seafront and within easy walking distance of the town centre the flat is in need of modernisation throughout but offers wonderful potential. The 5 bedrooms provide versatile accommodation and are complimented by a bathroom, separate cloakroom and kitchen. The flat is being sold CHAIN FREE and has a share of the freehold.

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Leasehold - Share of Freehold

19 Hartington Mansions, Hartington Place, Eastbourne, BN21 3BJ

Guide Price £230,000 - £240,000

Main Features

- Incredibly Spacious Mansion Style Apartment Yards From Eastbourne Seafront & Town Centre
- 5 Bedrooms
- Top Floor
- Spacious Lounge
- Double Aspect Kitchen
- Bathroom
- Separate Cloakroom
- Share Of The Freehold
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to top floor private entrance door to -

Hallway
2 radiators. Built-in cupboard. Dado rail. Coved ceiling. Airing cupboard with fixed shelving and radiator.

Lounge
19'3 x 14'9 (5.87m x 4.50m)
Feature fireplace with inset gas fire. Fitted books shelves. Corniced ceiling. Sash windows to front aspect.

Double Aspect Kitchen
13'9 x 11'1 (4.19m x 3.38m)
Fitted sideboard with base and wall units. Sink with mixer tap and base unit. Cupboard housing gas boiler. Cooker point. Windows to rear and side aspects.

Bedroom 1
14'6 x 13'7 (4.42m x 4.14m)
Radiator. Coved ceiling. Built-in wardrobe. Window to front aspect.

Bedroom 2
13'3 x 11'3 (4.04m x 3.43m)
Radiator. Built-in wardrobe with hanging rail. Wash hand basin. Window to rear aspect.

Bedroom 3
14'1 x 10'0 (4.29m x 3.05m)
Radiator. Corniced ceiling. Window to side aspect.

Bedroom 4
10'2 x 8'8 (3.10m x 2.64m)
Radiator. Window to side aspect.

Bedroom 5
14'4 x 10'4 (4.37m x 3.15m)
Radiator. Coved ceiling. Dado rail. Window.

Bathroom
Coloured suite comprising panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Frosted window.

Cloakroom
Low level WC. Frosted window.

EPC = C

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: £12.50 per quarter
Maintenance: £1375.86 per quarter
Lease: 999 years from 1999. 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.