TOWN FLATS

01323 416600

Leasehold - Share of Freehold

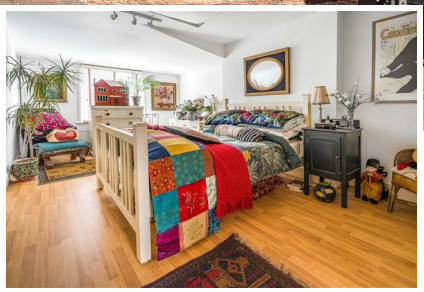
3 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£300,000 - £325,000









Flat 4, 3 Hardwick Road, Eastbourne, BN21 4NY

GUIDE PRICE £300,000 to £325,000
Impressive three bedroom converted apartment situated in the West Town Centre of Eastbourne with new 999 year lease. Dating from 1868, No 3 Hardwick Road (originally No 1) was the first house built in Eastbourne by the Duke of Devonshire. It was described as 'a grand villa of splendid and spacious proportions'. The characteristic bricks used in its construction were made in the Duke's brickworks which stood near Eastbourne station. The upper floor, now apartment 4 was the nursery and the maids' parlour. The location affords ease of access to the seafront, Devonshire Park and Congress Theatres, Towner Art Gallery, Devonshire Park Tennis, restaurants and shops.

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Main Features

- Impressive & Beautifully Presented West Town Centre Penthouse Apartment
- 3 Bedroom Top Floor
- Spacious Lounge
- Fitted Kitchen/Dining Room
- Modern Bathroom/WC
- Bedroom 3/Study
- Original Features
- Share Of Private Driveway
- Share Of The Freehold
- New 999 Year Lease

Entrance
Communal entrance with stairs to -

Top Floor Landing
Private entrance door to -

Entrance Lobby
Entry-phone system. Storage cupboard. Radiator. Double glazed skylight.

Bedroom 1
18'5 x 10'3 (5.61m x 3.12m)
Radiator. Wood flooring. Double glazed skylight. Double glazed window to the rear.

Bedroom 2
15'6 x 10'2 (4.72m x 3.10m)
Radiator. Feature fireplace. Double glazed skylight. Double glazed window to the side.

Inner Hallway:
Wood flooring. Storage cupboard with space & plumbing for washing machine. Access to loft space. Steps down to half Landing.

Spacious Lounge
22'8 x 15'10 (6.91m x 4.83m)
Radiator. Feature gas fireplace. High skirting boards. Picture rail. Ceiling rose. Fitted bookshelf. 3 double glazed windows to the rear.

Fitted Kitchen/Dining Room
19'9 x 15'9 (6.02m x 4.80m)
Range of wall & base units. Worktop with inset stainless steel sink unit. Central island with cupboards & drawers. Inset gas hob with extractor hood over. Fitted oven. Space & plumbing for dishwasher. Space for fridge/freezer. Space for table & chairs. Radiator. Wood flooring. 3 double glazed windows to the front.

Half Landing:
Radiator. Double glazed window.

Bedroom 3/Study
10'6 x 6'9 (3.20m x 2.06m)
Radiator. 2 storage cupboards. Fitted bookshelf. Wood flooring. Double glazed window.

Modern Bathroom/\WC
Comprising panelled bath with mixer tap, shower attachment & shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Double glazed frosted window to the side.

Outside
Share of private driveway.

Other Details
Large partially floored loft with easy access (not inspected) plus cellar.

EPC = D

Council Tax Band = C

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: £200 per calendar month
Lease: 999 years from 2026. We have been advised of the new 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.