

4 Hardwick House,  
6 Hardwick Road,  
Eastbourne, BN21 4NY

Leasehold  
**Guide Price**  
**£250,000 - £270,000**



 2 Bedroom  1 Reception  1 Bathroom

  
**TOWN FLATS**  [www.town-property.com](http://www.town-property.com)  [info@townflats.com](mailto:info@townflats.com)  01323 416600

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.





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A striking restored Victorian Villa has been thoughtfully converted to create a collection of seven stylish two bedroom apartments, three of which benefit from en-suites. Each property has been finished to a high specification, combining modern convenience with period character. Features include sleek contemporary kitchens with integrated appliances, luxurious bathrooms and en-suites with underfloor heating, high ceilings, gas central heating with combi boilers and double glazing. Residents will also enjoy access to a landscaped communal garden, a dedicated bicycle storage area and a grand communal entrance. The development is offered chain free, with the additional benefit of a 10-year new build warranty and once all apartments have been sold, purchasers will receive a share of the freehold at no extra premium. Located on Hardwick Road, within the sought after Devonshire Quarter and just west of Eastbourne's vibrant town centre, the apartments are ideally placed for both leisure and convenience. The award winning seafront, The Beacon Shopping Centre, Eastbourne train station and cultural landmarks such as the Congress Theatre, Devonshire Park Theatre and the International Tennis Centre are all within comfortable walking distance. This impressive development offers a rare opportunity to purchase a beautifully finished home in a prime Eastbourne setting, with a choice of layouts and specifications to suit a range of buyers.

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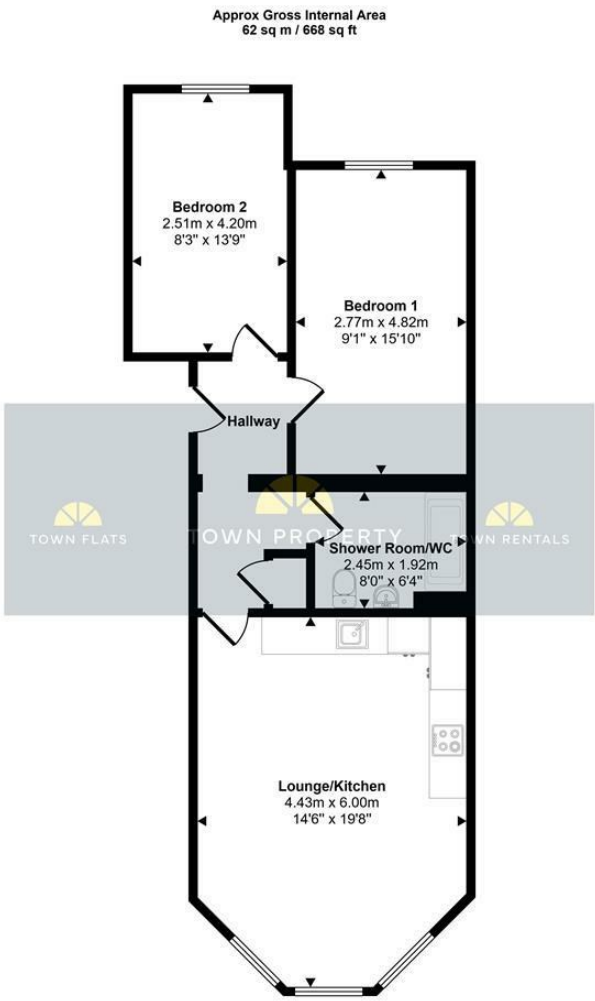
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Main Features

- Striking Restored Victorian Villa Converted Into Seven Stylish Two-Bedroom Apartments
- Three Apartments Benefit From En-Suite Shower Rooms
- High End Finish Throughout With Sleek Contemporary Kitchens
- Luxurious Bathrooms And En-Suites With Underfloor Heating
- Elegant Proportions With High Ceilings And A Grand Communal Entrance
- Gas Central Heating With Modern Combi Boilers And Double Glazing
- Landscaped Communal Garden And Dedicated Bicycle Storage Area
- Offered Chain Free With 10-Year New Build Warranty
- Purchasers To Receive A Share Of Freehold Once All Apartments Are Sold (No Premium)
- Prime Devonshire Quarter Location Close To Seafront, Town Centre, Theatres, And Train Station

Flat 4  
First floor, bay fronted open living area, two double bedrooms, shower room.  
EPC = C



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: £2033.39  
Lease: New 125 year lease.We have not seen the lease

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.