TOWN FLATS

01323 416600

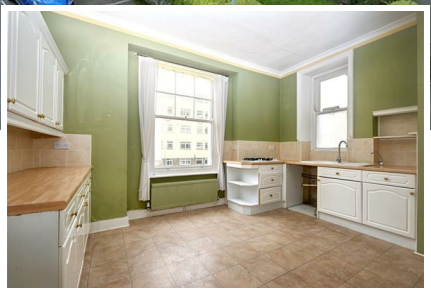
Leasehold - Share of Freehold

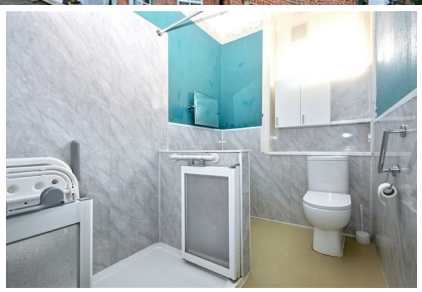
4 Bedroom | 1 Reception | 3 Bathroom

Guide Price
£250,000 - £290,000









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

Situated in one of the area's most sought-after locations, Hartington Mansions offers refined living in a beautifully maintained and prestigious period block. This spacious four double-bedroom residence combines timeless character with generous proportions, ideal for both family life and entertaining. The property boasts a bright double-aspect living room, flooding the space with natural light and offering a stylish yet comfortable setting to relax or host guests. The large kitchen diner is perfect for modern living, offering ample space for cooking, dining, and gathering. Accommodation includes four generously sized double bedrooms, with both the master and second bedrooms benefiting from en-suite bathrooms, adding convenience and privacy. Perfectly positioned just moments from the seafront and within easy walking distance to the town centre, this home offers the very best of coastal living with all amenities close at hand. Early viewing is highly recommended to appreciate the scale, elegance, and prime location of this exceptional property.

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Main Features

- Extremely Spacious Town Centre Apartment
- 4 Bedrooms
- First Floor
- Double Aspect Bay Windowed Lounge
- Double Aspect Fitted Kitchen
- Spacious Bay Windowed Master Bedroom With En-Suite Bathroom/WC
- En-Suite Shower Room/WC To Bedroom 2
- Further Shower Room/WC
- Gas Central Heating
- CHAIN FREE

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

Hallway
Radiator. Entryphone handset. 2 cupboards.

Spacious Double Aspect Bay Windowed Lounge
17'8 x 16'1 (5.38m x 4.90m)
2 radiators. Feature fireplace. Carpet. Secondary glazed Sash bay window to front aspect. 2 fixed windows to side aspect.

Double Aspect Fitted Kitchen
12'8 x 10'10 (3.86m x 3.30m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob. Mid height oven. Plumbing and space for washing machine. Integrated fridge/freezer. 2 floor to ceiling cupboards, 1 housing gas boiler. Radiator. Laminate flooring. Sash windows to rear and side aspects.

Bay Windowed Master Bedroom
17'10 x 12'6 (5.44m x 3.81m)
2 radiators. Built-in wardrobes. Sash bay windows to front aspect. Door to -

En-Suite Bathroom/WC
Suite comprising bath with mixer tap and wall mounted shower. Wash hand basin. Low level WC. Borrowed light window.

Bedroom 2
13'0 x 10'2 (3.96m x 3.10m)
Radiator. 2 Sash windows to side aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with electric wall mounted shower. Was hand basin. Low level WC. Sash window.

Bedroom 3
12'8 x 10'11 (3.86m x 3.33m)
Radiator. Sash window to side aspect. Door to balcony.

Bedroom 4
10'5 x 9'6 (3.18m x 2.90m)
Radiator. Sash window to rear aspect.

Shower Room/WC
Walk-in shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Non-slip wet room flooring. Sash window to front aspect.

Other Details
Lockable storage unit in basement. Communal lockable bicycle shed at rear.

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: £1370 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.