



# BROOK GAMBLE



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

**£1,600 Per Calendar Month**

\* EMAIL ENQUIRIES ONLY \* Brook Gamble are delighted to offer this incredible four bedroom PENTHOUSE mansion apartment located in the heart of the town centre, just off Eastbourne Seafront, offering sea views from its balconies and stunning hilltop views of the South Downs National Park from the rear of the property. With a spacious lounge with balcony, character features throughout, a wonderful sized kitchen with some of the appliances included, gas centrally heated, and vacant with occupation available immediately. This stunning apartment in one of Eastbourne's premier locations would suit a host of tenants. Any tenants that are interested in the property must generate an income of £48,000 in order to be able to pass the referencing process.

## **Accommodation Comprising**

Communal entrance

Security entry phone  
Lift or stairs to 4th floor

Main entrance door  
Hallway, radiator, storage /linen cupboard, cloaks cupboard with hanging rail and shelving above a d cupboards above.

Lounge  
Feature fire surround with tiled hearth, radiator, corniced ceiling, door leading to balcony

Balcony  
With views towards the seafront and sea views.

Main bedroom  
With feature fire surround, corniced ceiling, picture rail, door leading onto sun balcony

Balcony  
With view towards the seafront and sea views.

Bedroom two  
With feature fire surround, radiator, corniced ceiling, picture rail, Window with far each views to a Westerly aspect towards the south Downs National Park.

Bedroom three  
Feature fire surround with tiled hearth, radiator. Window to rear aspect.

Bathroom  
Comprising White suite, bath with mixer taps, wall mounted electric shower, tiled splashback, wash hand base and vanity unit with mixer tap, low-level WC, radiator. Windows to side aspect.

Separate cloakroom  
Low-level WC, double glaze window to side aspect

Bedroom four  
Radiator, window to rear to a West of the aspect with fire reaching views towards the south Downs National Park.

Kitchen  
Fitted in a range of wall and floor cupboards and base units, single bowl, sink unit and mixer tap, complementary worksurface, inset for ringing gas hob with extra extractor hood above and electric oven beneath. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Space for upright fridge freezer, wall mounted gas central heating boiler. Window to rear aspect with far each views towards the south Downs National Park.

## **Security Deposits**

Holding fee = £369.23

Security Deposit = £1846.15

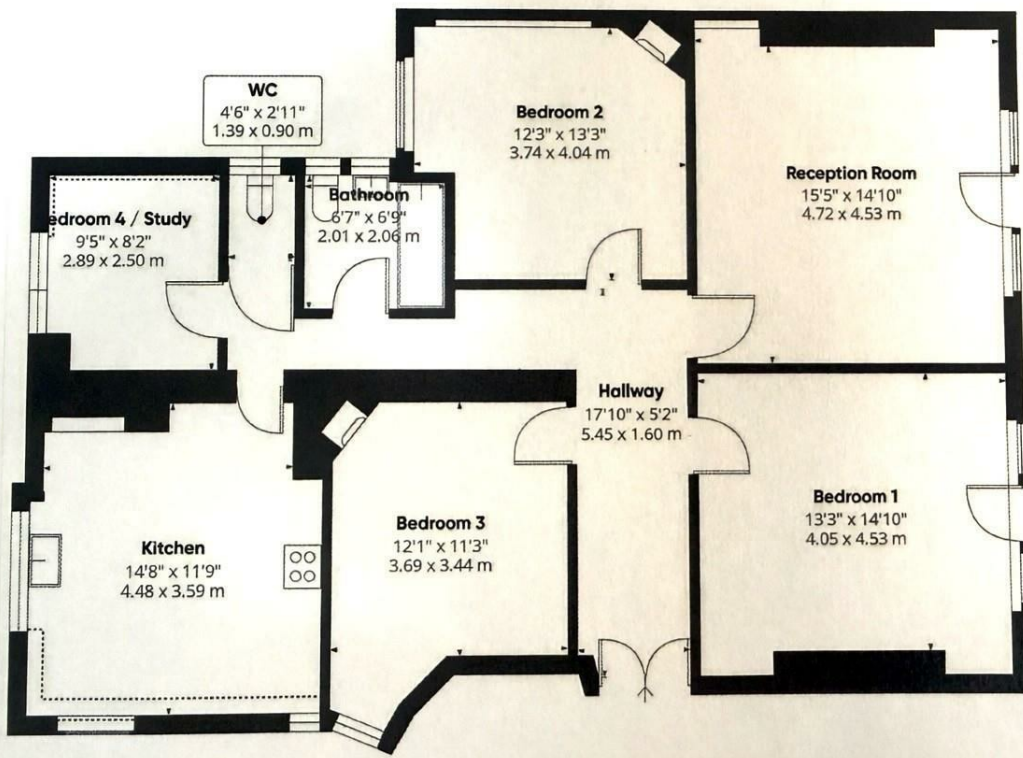
Council Tax Band D

Any tenants that are interested in the property must generate an income of £51,000 in order to be able to pass the referencing process.

# Floor Plan



Brook Gamble Estate Agents, 4 Albert Parade Old Town Eastbourne BN21 1SD  
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Approximate total area<sup>(1)</sup>  
 1226 ft<sup>2</sup>  
 114 m<sup>2</sup>  
 Reduced headroom  
 19 ft<sup>2</sup>  
 1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for guidance only.

GI/RAFF/360

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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