



**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)



## Hartfield Road, Eastbourne, BN21 2AB

Leasehold | Apartment - Studio | 0 Bedrooms

A well proportioned studio apartment that is ideally situated in the Upperton area, close to Eastbourne's train station and town centre and comes with communal parking. The top floor apartment has a separate kitchen, spacious studio room and bathroom. It has a storage room, new flooring, recently installed windows and a long lease. Ideal for first time buyers and investors alike. If rented we would anticipate a monthly rent of £675, potentially offering a gross yield of 7.3%.

**FOR SALE**  
**LEASEHOLD**  
**£105,000**

### Location

Eastbourne's town centre and train station are within easy walking distance of the flat, offering an array of shops, facilities and transport connections via bus or railway. The town's historic seafront with beach, promenade and year round events is less than a mile away.

### Communal Entrance

The communal staircase rises to the second (top) floor.

### Hallway

Storage cupboard, ceiling light, entryphone and newly installed vinyl flooring.

### Studio Room 21'3" x 10'9" maximum of (6.48 x 3.29 maximum of)

A well proportioned room with living and bedroom zones. Double glazed window to the front aspect, storage cupboard, ceiling lights, new carpet and powerpoints.

### Kitchen 8'9" x 7'2" maximum of (2.69 x 2.20 maximum of)

Fitted with a range of wall and floor units finished with white cabinetry and complementary worktop. One and half bowl sink with mixer tap set that is beneath double glazed window. Space for cooker, with extractor over, space for under counter fridge and washing machine. Storage cupboard, new vinyl flooring, ceiling light and powerpoints.

### Bathroom 5'11" x 5'10" (1.82 x 1.8)

A white suite comprising of bath with electric shower over, pedestal basin and toilet. Double glazed window with obscured glass, wall mounted heater, ceiling light and new vinyl flooring.

### Storage Room

Situated in the lower ground floor.

### Communal Parking

To the side of the property is a car park for the occupants of the building. There aren't allocated spaces.

### Lease Details

Lease: We understand the flat comes with a 999 year lease that commenced in 1980.

Service Charge: £1,793.88 per half year. There are planned roof and redecoration works and therefore the Management company have increased the service charge to cover this expenditure.

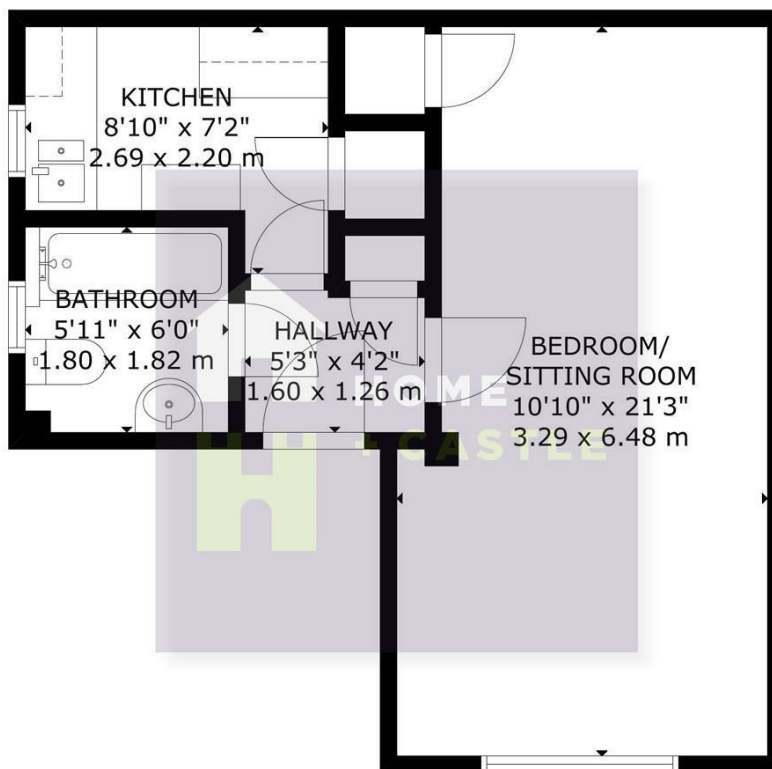
### Additional Information

EPC rating: E

Council Tax Band: A

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

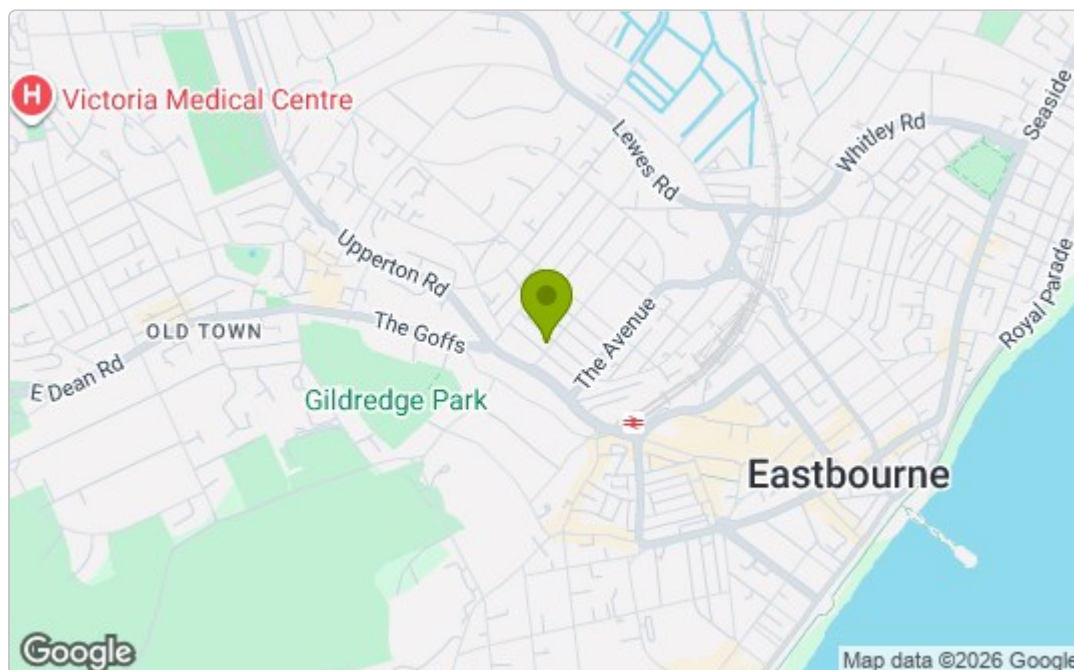
# Arundel House - H&C



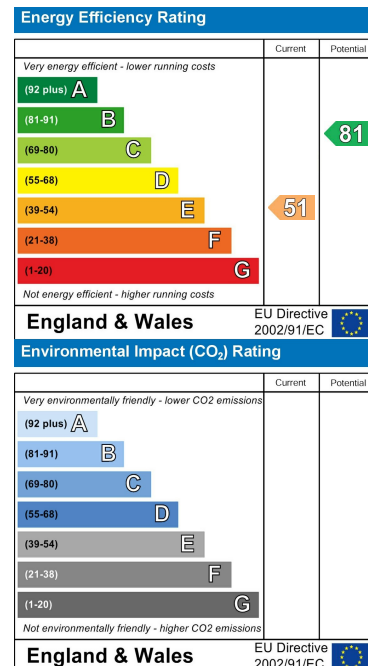
GROSS INTERNAL AREA  
 TOTAL: 33 m<sup>2</sup>/358 sq ft  
 FLOOR 1: 33 m<sup>2</sup>/358 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

## Area Map



## Energy Efficiency Graph



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.