



OAKFIELD

Hartington Place, Eastbourne BN21 3BG

Asking Price £375,000





## Hartington Place, Eastbourne BN21 3BG

A beautifully presented two-bedroom ground floor apartment forming part of The Esperance – a striking new development in the heart of Eastbourne, just a short walk from the seafront, town centre, and mainline train station.

Bright and airy throughout, the apartment features high ceilings and an open-plan kitchen/living space designed for modern living. The stylish kitchen comes fully equipped with integrated appliances including a fridge freezer, washing machine, and dishwasher.

The spacious master bedroom is a standout feature, boasting elegant arched windows that bring in plenty of natural light and character. A door from the master leads to a private raised seating area – the perfect spot to enjoy a morning coffee or relax in the evening with a glass of wine. This area also provides direct access to a beautifully maintained shared courtyard, offering a peaceful outdoor retreat.

Discover the Best of Eastbourne  
Tucked between the South Downs and the sea, Eastbourne offers a unique blend of coastal charm and countryside beauty. Enjoy art galleries, theatre at the Devonshire Park, or a stroll along the iconic pier.

Just moments away, the town centre boasts high-street favourites, independent shops, and a thriving food scene. For outdoor lovers, the nearby South Downs and scenic local areas like Meads Village and the Marina offer plenty to discover.







### Excellent Transport Links

Eastbourne is exceptionally well-connected, making it a fantastic base for commuters and weekend adventurers alike. The mainline railway station offers direct routes to London Victoria (approx. 90 mins), Brighton (40 mins), and Lewes (30 mins). For drivers, the A27 and A22 provide easy access to Gatwick Airport, Brighton, and the wider South East.

### Parking

This property offers convenient on-street parking, with resident permits available at approximately £100 per year. For those seeking added peace of mind, there is also the option to purchase an allocated private parking space on site. However, with the apartment located right in the heart of Eastbourne, you may find you don't need a car at all – the seafront, shops, cafes, theatres, and mainline train station are all just a short walk away.

### Additional Information

The seller advises that the property is offered as leasehold and has approximately 999 years remaining on the lease. The service charge is estimated to be £1,100 per annum.

### EPC Rating - E

### Open Plan Living Room

13'10" x 13'9" (4.22m x 4.19m)

### Kitchen

14'5" x 10'2" (4.39m x 3.10m)

### Master Bedroom

17'10" x 13'1" (5.44 x 4.00)

### En Suite

7'3" x 7'3" (2.22 x 2.21)

### Bedroom 1

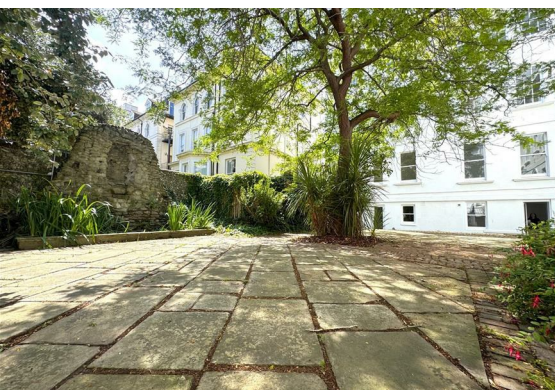
55'9" x 32'9" x 42'7" x 3'3" (17'10 x 13'1)

### Bathroom

6'9" x 6'8" (2.08 x 2.04)

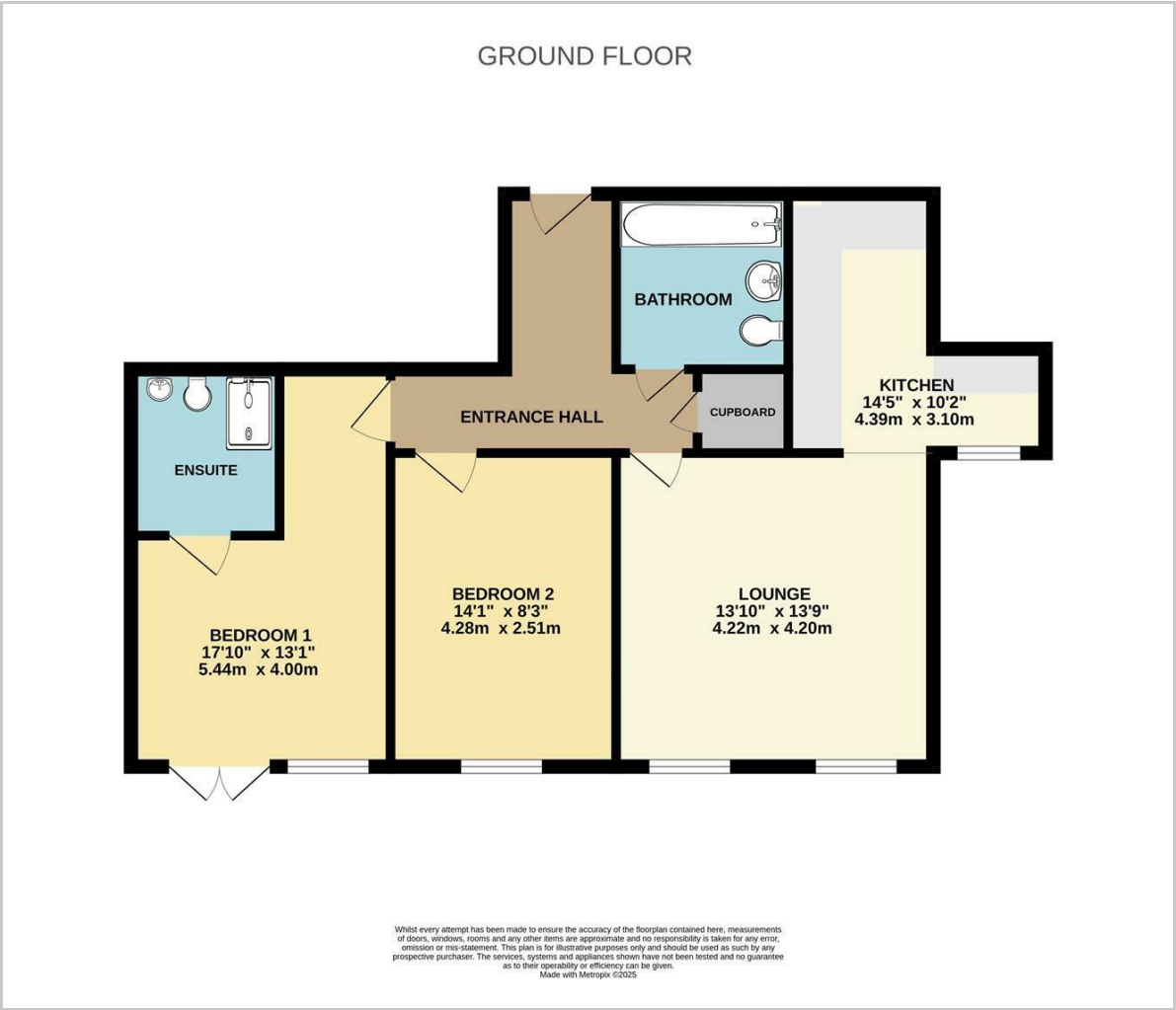
### Council Tax Band

The Council Tax band for this property is yet to be confirmed, as it forms part of a newly converted building and has not been officially assessed at this time.





Floor Plan



Viewing

Please contact us on 01323 723 500  
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

