



OAKFIELD



Hartington Place, Eastbourne BN21 3BG

Asking Price £240,000





## Hartington Place, Eastbourne BN21 3BG

A spacious and well-designed one-bedroom apartment set on the lower ground floor of The Esperance — an exclusive new development in the very heart of Eastbourne, just moments from the seafront, town centre, and mainline station.

This thoughtfully laid-out home offers generous proportions throughout, including a particularly large main bedroom with plenty of space for additional furnishings or a home workspace. The open-plan living and kitchen area is sleek and functional, complete with integrated appliances and modern finishes ideal for comfortable day-to-day living.

A large built-in storage cupboard adds valuable practicality, while the overall layout makes excellent use of the space on offer.

Offering a private and peaceful setting within the building, this apartment is perfect for first-time buyers, investors, or anyone seeking a low-maintenance home in a superb central location.

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.

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### 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.

### 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

### Living Room

18'1" x 12'11" (5.53 x 3.95)

### Kitchen

10'7" x 8'0" (3.23 x 2.45)

### Bedroom

14'6" x 12'11" (4.42 x 3.96)

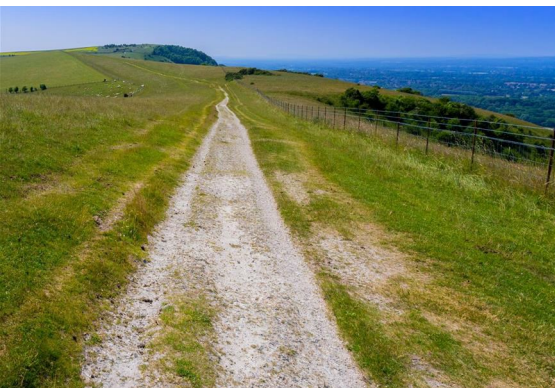
### Storage Cupboard

10'3" x 2'8" (3.14 x 0.82)

### Bathroom

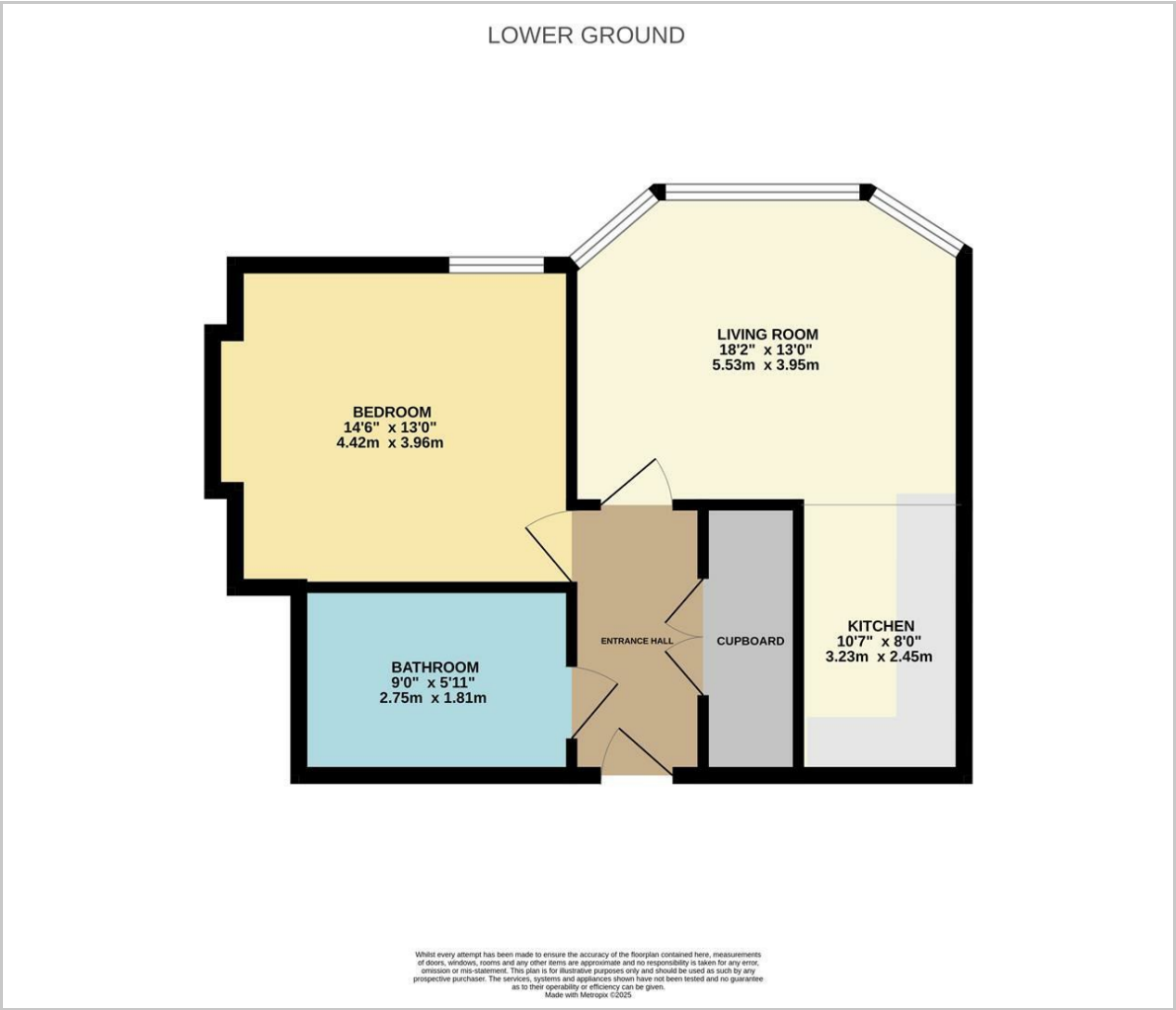
9'0" x 5'11" (2.75 x 1.81)

### EPC Rating - D





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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

